CITY OF WINTERS

REPORT ON THE COMMUNITY DEVELOPMENT PROJECT

Community Development Agency
of the
City of Winters

June, 1992

CITY OF WINTERS

REPORT ON THE COMMUNITY DEVELOPMENT PROJECT

Community Development Agency
of the
City of Winters

June, 1992

City of Winters

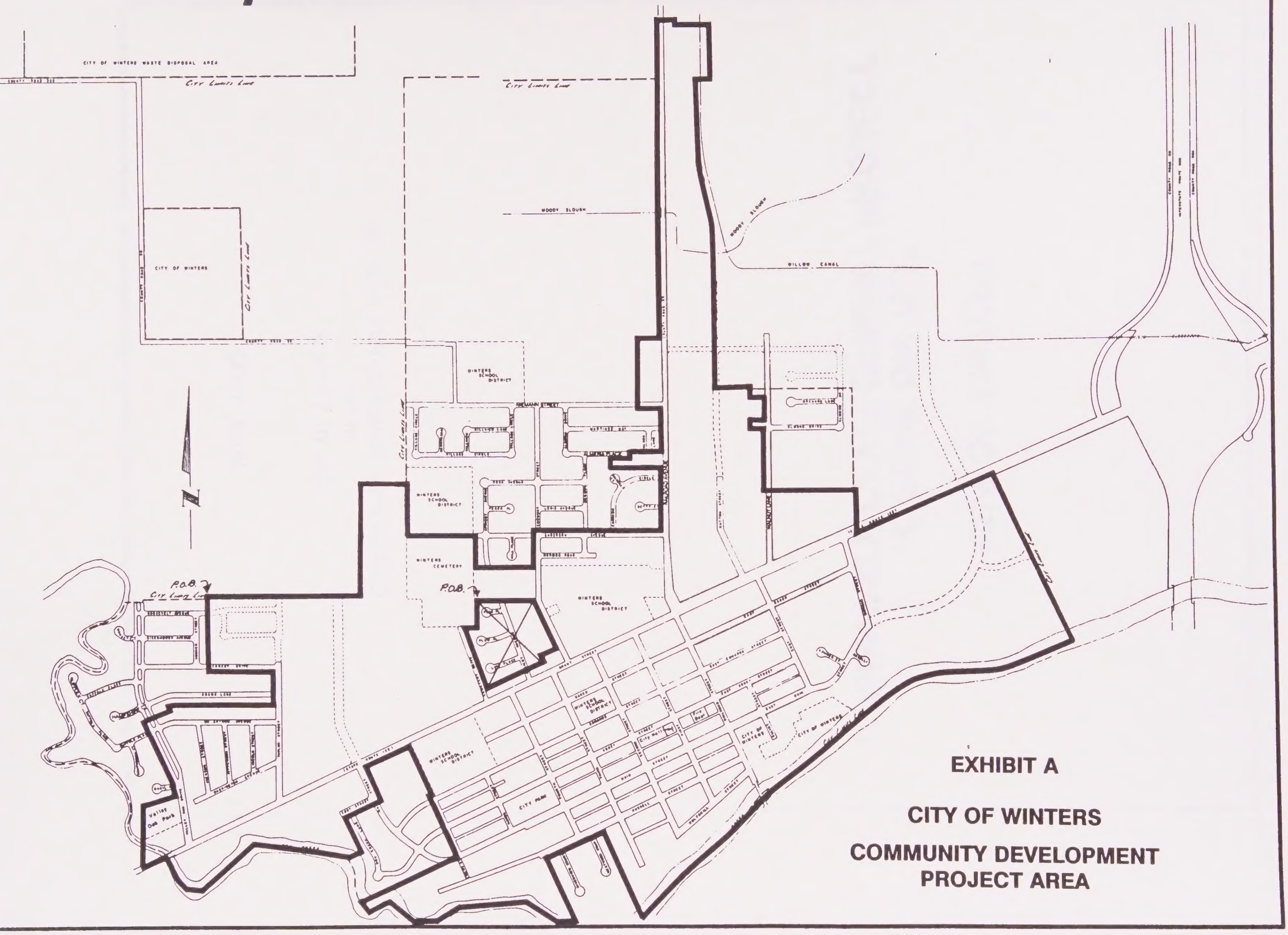

EXHIBIT A

CITY OF WINTERS

COMMUNITY DEVELOPMENT PROJECT AREA

CONTENTS

Pursuant to the California Community Redevelopment Law, Health and Safety Code Section 33352, the following documentation is submitted by the Community Development Agency of the City of Winters to the City of Winters City Council as the Report on the Winters Community Development Project. This edition of the Report on the Community Development Project was prepared in June, 1992.

This Report is a compilation of various reports and studies required by the California Community Redevelopment Law (CRL) to be provided to the City Council by the Community Development Agency when the Agency proposes to adopt or amend a Community Development (redevelopment) Plan. This document has been prepared by Piedmont Associates and Sutro & Company, redevelopment and financial consultants to the Community Development Agency.

The following sections are included within this Report on the Community Development Project:

CONTENTS (continued)

INTRODUCTION

The City of Winters has been concerned for some time about certain physical, social and economic conditions existing in the community. Specifically, as the community has aged over the years many older areas of the city have not been improved or renewed, in terms of building conditions, availability of needed services and adequacy of public facilities. At the same time, economic growth in the city has not kept pace with housing growth, which has affected the ability of the community to support adequate government services and facilities and to help create additional opportunities for business and industrial expansion.

As one response to such concerns the City Council decided to investigate the possibility of using of the State Community Redevelopment Law (CRL) to help address these problems. The general intent of establishing a community development project is to provide a way for the City to plan and pay for a comprehensive, coordinated, long-range program of public and private property improvements that will gradually improve economic and physical conditions in the Project Area and community over time.

In accordance with the provisions of the CRL the City Council in July, 1990, established a Redevelopment Agency, named the Community Development Agency of the City of Winters (the "Agency"). The Community Development Agency operates as a branch of the City government, and the members of the City Council serve as the governing Board of the Agency.

The proposed Community Development Project was initiated in September, 1990, when the City Council designated a Survey Area within a portion of the community for the purpose of investigating the eligibility and feasibility of establishing a Community Development Project within that area. A proposed Community Development Project Area was selected from the Survey Area and a Preliminary Plan for the Community Development Project Area was then prepared. The Preliminary Plan for the Community Development Project Area was adopted by the Planning Commission on September 25, 1990.

Based on the Preliminary Plan for the Community Development Project Area adopted by the Planning Commission, the Agency subsequently prepared and adopted the proposed Community Development Project Area Plan (the "Community Development Plan," or the "Plan"). The proposed Community Development Project Area Plan generally sets forth the proposed authorities, resources and obligations of the Agency, as to what it can do, how it would operate, who it would affect and how it would finance its operations. In this sense the proposed Community Development Plan should be viewed as the Agency's proposed "charter," rather than as a traditional land use plan that regulates the use of private property.

REPORT ON THE WINTERS COMMUNITY DEVELOPMENT PROJECT

Following the preparation of the Community Development Project Area Plan, a Preliminary Report on the Community Development Project was then prepared, in March, 1991. Where the Plan essentially states what should be done in the Project Area and how it should be done, the Preliminary Report on the Community Development Project addressed the eligibility of the Project Area under the CRL and the financial feasibility of implementing projects to reduce or eliminate the identified problems of the Project Area. A Draft Environmental Impact Report ("Draft EIR") on the Community Development Project Area Plan was then also prepared, in April, 1991, assessing the likely environmental effects of implementing the proposed Plan. The Draft EIR on the Plan was the subject of a Public Hearing before the Planning Commission on May 28, 1991.

The Community Development Project Area Plan, together with the Preliminary Report on the Community Development Project and the Draft EIR on the Community Development Project Area Plan were distributed to all affected Taxing Agencies (those agencies which receive a portion of the property taxes collected from the properties located within the Project Area) for review and comment. These documents were also made available at the Community Development Department at City Hall for public review and comment.

Over the last year the City has completed the process of adopting the new General Plan, and has also been discussing the proposed Community Development Project with the other Taxing Agencies. During this time several changes have been proposed to the Plan. The most significant of these is the deletion of some 55 acres of land from the proposed Project Area. These lands are outside the current City Limits (southwest of the I-505/Grant Street interchange) and have been deleted at the demand of the County, as they are still under County jurisdiction. Also, the proposed Agency project to work with the School District to acquire the current High School site, relocate the High School and redevelop the property has been eliminated in response to School District desires.

The Final Environmental Impact Report on the Community Development Project Area Plan and the final version of this Report on the Community Development Project, which will incorporate additional information not yet submitted by various public agencies and officials (as indicated in the appropriate sections of this document) and additional information concerning the eligibility of the proposed Project Area, will be prepared prior to the final Public Hearing on the Community Development Project.

The final versions of the proposed Winters Community Development Project Area Plan, the Report on the Community Development Project and the Final Environmental Impact Report on the Community Development Project Area Plan will be presented at a combined Community Development Agency/City Council Public Hearing, scheduled for July 6, 1992, at which time the City Council will consider adoption of the proposed Community Development Project Area Plan, based on the information contained in these reports and the testimony of concerned individuals and public agencies.

PART 1. REASONS FOR THE SELECTION OF THE PROJECT AREA; DESCRIPTION OF PROJECTS PROPOSED BY THE AGENCY; DESCRIPTION OF HOW PROPOSED PROJECTS WILL IMPROVE OR ALLEVIATE THE PHYSICAL, SOCIAL AND ECONOMIC CONDITIONS EXISTING IN THE PROJECT AREA; AND EXPLANATION OF WHY ELIMINATION OF BLIGHT AND REDEVELOPMENT OF PROJECT AREA CANNOT REASONABLY BE EXPECTED TO BE ACCOMPLISHED BY PRIVATE ENTERPRISE ACTING ALONE OR BY THE CITY'S USE OF FINANCING ALTERNATIVES OTHER THAN TAX INCREMENT FINANCING.

REASONS FOR SELECTION OF THE PROJECT AREA

The proposed Community Development Project Area was selected by determining which parts of the community meet the eligibility criteria set forth in State law for a Redevelopment Project Area and in which it is both feasible and practical for the Agency to focus its efforts toward improving the public infrastructure and strengthening the physical, social and economic conditions of the private sector.

The California Community Redevelopment Law (CRL), the basic enabling legislation which authorizes the creation of the Community Development Agency and the adoption of the Community Development Project, is found in Section 33000 et seq. of the State Health and Safety Code. The various findings and declarations of the Legislature, which express its intent in adopting the statutes, are set forth below.

It should be noted that the CRL requires that all the negative conditions of a proposed Project Area be documented in this Report, in order to establish the eligibility of the Project Area under the law. Therefore, the reader should understand that the following excerpts from the CRL, and the subsequent descriptions in Part 2 of this Report of the "blighted" conditions in the proposed Project Area, emphasize the negative characteristics but not the many positive attributes of the persons and property in the Project Area.

The California Community Redevelopment Law

Section 33020. "Redevelopment" means the planning, development, replanning, redesign, clearance, reconstruction, or rehabilitation, or any combination of these, of all or part of a project area, and the provision of such residential, commercial, industrial, public, or other structures or spaces as may be appropriate or necessary in the interest of the general welfare, including recreational and other facilities incidental or appurtenant to them.

Section 33021. Redevelopment includes:

(a) The alteration, improvement, modernization, reconstruction, or rehabilitation, or any combination of these, of existing structures in a project area.

(b) Provision for open-space types of use, such as streets and other public grounds and space around building, and public or private buildings, structures and improvements of public or private recreation areas and other public grounds.

(c) The replanning or redesign or original development of undeveloped areas which are stagnant or improperly utilized because of defective or inadequate street layout, faulty lot layout in relation to size, shape, accessibility, or usefulness, or for other causes, or where the areas require replanning and land assembly for reclamation or development in the interest of the general welfare because of widely scattered ownership, tax delinquency, or for other reasons.

Section 33030. It is found and declared that there exist in many communities blighted areas which constitute either physical, social, or economic liabilities, requiring redevelopment in the interest of the health, safety, and general welfare of the people of such communities and of the state.

Section 33250. The legislature has also found and declared that there exist residential, nonresidential, commercial, industrial or vacant areas, and combinations thereof, which are blighted or are becoming blighted because of conditions, including defective construction, outmoded design, inadequate maintenance, obsolete systems or utilities, poorly or improperly designed street patterns, inadequate access to areas, or unsuitable topography, subsoil or other physical conditions, which hamper or impede proper and economic development of such areas and which impair or arrest the sound growth of the area, community, municipality, and the state as a whole.

Section 33251. A declared policy of the state is to promote sound growth and development of urban areas and new communities through the correction of substandard, unsanitary, blighted, deteriorating conditions, by the clearance, replanning, reconstruction, redevelopment, rehabilitation, restoration, conservation or proper planning of such areas and of areas reasonably accessible thereto and by the undertaking of public and private improvement programs relating thereto.

Section 33035. It is further found and declared that:

(a) The existence of blighted areas characterized by any or all of such conditions [of blight - described below] constitutes a serious and growing menace which is condemned as injurious and inimical to the public health, safety, and

welfare of the people of the communities in which they exist and of the people of the State.

(b) Such blighted areas present difficulties and handicaps which are beyond remedy and control solely by regulatory processes in the exercise of police power.

(c) They contribute substantially and increasingly to problems of, and necessitate excessive and disproportionate expenditures for, crime prevention, correction, prosecution, and punishment, the treatment of juvenile delinquency, the preservation of public health and safety, and the maintaining of adequate police, fire, and accident protection and other public services and facilities.

(d) This menace is becoming increasingly direct and substantial in its significance and effect.

(e) The benefits which will result from the remedying of such conditions and the redevelopment of blighted areas will accrue to all the inhabitants and property owners of the communities in which they exist.

Section 33036. It is further found and declared that:

(a) Such conditions of blight tend to further obsolescence, deterioration, and disuse because of the lack of incentive to the individual landowner and his inability to improve, modernize, or rehabilitate his property while the condition of the neighboring properties remains unchanged.

(b) As a consequence the process of deterioration of a blighted area frequently cannot be halted or corrected except by redeveloping the entire area, or substantial portions of it.

(c) Such conditions of blight are chiefly found in areas subdivided into small parcels, held in divided and widely scattered ownerships, frequently under defective titles, and in many such instances the private assembly of the land in blighted areas for redevelopment is so difficult and costly that it is uneconomic and as a practical matter impossible for owners to undertake because of lack of legal power and excessive costs.

(d) The remedying of such conditions may require the public acquisition at fair prices of adequate areas, the clearance of the areas through demolition of existing obsolete, inadequate, unsafe, and insanitary buildings, and the redevelopment of the areas suffering from such conditions under proper

supervision, with appropriate planning, and continuing land use and construction policies.

Statutory Characteristics of Blight

The California Community Redevelopment Law specifically states the characteristics of blighted areas by definition in Section 33030 of the law, as having "one or more of those conditions set forth in Sections 33031 or 33032, causing a reduction of, or lack of, proper utilization of the area to such an extent that it constitutes a serious physical, social, or economic burden on the community which cannot reasonably be expected to be reversed or alleviated by private enterprise acting alone."

Section 33031. A blighted area is characterized by the existence of buildings and structures, used or intended to be used for living, commercial, industrial, or other purposes or any combination of such uses, which are unfit or unsafe to occupy for such purposes and are conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, and crime because of any one or a combination of the following factors:

(a) Defective design and character of physical construction.

(b) Faulty interior arrangement and exterior spacing.

(c) High density of population and overcrowding.

(d) Inadequate provision for ventilation, light, sanitation, open spaces and recreation facilities.

(e) Age, obsolescence, deterioration, dilapidation, mixed character, or shifting uses.

Section 33032. A blighted area is characterized by properties which suffer from economic dislocation, deterioration, or disuse because of one or more of the following factors which cause a reduction of, or lack of, proper utilization of the area to such an extent that it constitutes a serious physical, social, or economic burden on the community which cannot reasonably be expected to be reversed or alleviated by private enterprise acting alone:

(a) The subdividing and sale of lots of irregular form and shape and inadequate size for proper usefulness and development.

(b) The laying out of lots in disregard of the contours and other topography or physical characteristics of the ground and surrounding conditions.

(c) The existence of inadequate public improvements, public facilities, open spaces, and utilities which cannot be remedied by private or governmental action without redevelopment.

(d) A prevalence of depreciated values, impaired investments, and social and economic maladjustment.

There is a recognition that within a Project Area not every property need be blighted. Section 33321 states, "A Project Area may include land, buildings, or improvements which are not detrimental to the public health, safety, or welfare, but whose inclusion is found necessary for the effective redevelopment of the area of which they are a part."

The analysis of blighted conditions and blighting influences contained in Part 2 of this Report is based on the above enumerated criteria and intent of the State Community Redevelopment Law.

Agency Intent

The basic approach and intent of the Agency toward the creation and implementation of the City of Winters Community Development Project is two-fold. First, the Agency would expect to help conserve, improve and expand the public infrastructure and public facilities of benefit to the Project Area, by undertaking public projects that the City needs but cannot now afford alone or expect to have provided by the private sector, and which are essential to obtaining private reinvestment in and revitalization of the proposed Project Area. Second, the Agency would expect to assist the private sector by using Agency resources to help improve the physical conditions of deteriorated commercial, industrial and residential properties, and to help improve the economic base of the Project Area and thus the community.

The proposed Project Area has thus been selected with these primary considerations in mind. Conversely, other areas of the community that are either ineligible or impractical for the Agency to consider, in terms of the overall ability of the Agency to reasonably undertake and effectively complete such programs in such areas, have not been considered for inclusion in the Community Development Project.

DESCRIPTION OF PROJECTS PROPOSED BY THE AGENCY

Described below are the various projects the Community Development Agency would intend to undertake as a part of its efforts to revitalize and redevelop the Project Area. The Agency will prioritize and fund these projects on the basis of an annual review of Project Area needs and availability of funds.

SUMMARY OF POTENTIAL AGENCY PROJECTS

WATER SYSTEM: (Funded generally at 10% of total costs)

- Install Main Lines (including costs of contracting, engineering, legal and administrative):
  - 4th Street - 1,600' of 6"
  - Russell Street - 1,700' of 6"
  - 3rd Street - 525' of 6"
  - Main Street - 5,600' of 12"
  - Grant Street (east of Dutton) - 800' of 12"
  - Railroad Street (north of Grant) - 850' of 12"
  - Taylor Street - 1,350' of 12"
  - McArthur Street - 1,200' of 8"
  - Washington Street - 1,050' of 8"
  - Edwards Street - 2,100' of 8"
  - Abbey Street - 2,600' of 8"
  - Mermod Place - 900' of 8" (partial share)
  - Mermod Road - 550' of 8"
  - Well #2 to East Street - 12"
  - Lincoln Street - 450' of 8"
  - Jefferson Street - 550' of 8"
  - Jackson Street - 650' of 8"
- Refurbish Well #1 (added project, 100% funding)
- Install system-wide telemetry (100% funding)
- Auxiliary Well Motor (100% funding)

STREETS:

- Widen Grant Street (Dry Creek - I-505) (100% funding)
  - Acquire Grant Street ROW
  - Grant Street striping & landscaping
  - Signals: Grant/E. Main and Grant/R.R.
- Rebuild Railroad Avenue (south of Grant) - 1,300' (100% funding)
  - Acquire Railroad Avenue ROW
- Rebuild Railroad Avenue (Grant-Anderson) - 800' (partial share)
- Rebuild Railroad Avenue (Anderson-NASP) - 4,000' (partial share)
- Rebuild Taylor Street - 1,400' (100% funding)
- Rebuild Anderson Street - 3,000' (partial share)
- Rebuild Main Street (Emery-E. Recycle) - 3,750' (100% funding)
- Rebuild Putah Creek Bridge with pedestrian walk (10% funding)
- Construct New Putah Creek Bridge and Dam (10% funding)
- Rebuild Mermod Place (south of Anderson) (100% funding)
- Rebuild Mermod Road (100% funding)
- Extend Elliot Street (Abbey to Grant) - 3,000' (10% funding)
- Assist Grant Street/Railroad Avenue Assessment District (partial share)
- Utility Undergrounding (added project, 25% funding)

SUMMARY OF PROPOSED AGENCY PROJECTS (Continued)

WASTE WATER SYSTEM: (Funded generally at 25% of total costs)

Installation of New Sewer Mains (including costs of contracting, engineering, legal and administrative):

- Grant Street (Railroad-East) - 24" (100% funding)
- East Street - 30"
- Taylor Street - 10" (100% funding)
- Washington Street - 8"
- Washington Street - 10"
- 1st Street - 8"
- 1st Street - 10"
- 1st Street - 12"
- Railroad Street - 8"
- Railroad Street - 24"
- Railroad Street (Anderson-Grant) - 12"

COMMUNITY FACILITIES: (Funded generally at 100% of total costs)

- Develop Rotary Park.
- Construct Performing Arts/Cultural Center.
- Relocate Corp Yard to vicinity of old City Dump site.
- Construct Teen Center.
- Construct Civic Center.
- Develop Joint Community Facilities.
- Gym Renovation.
- Remodel library.
- Develop Senior Center.

PUBLIC SAFETY FACILITIES: (Funded generally at 100% of total costs)

- Acquire land, new public safety building.
- Acquire County share of present Fire Department building and adjacent County owned building and property.

GENERAL ECONOMIC DEVELOPMENT ASSISTANCE: (Funded generally at 100% of total costs)

- Low interest loan program for earthquake retro-fit and code compliance.
- Grant and loan program for general business/industrial attraction, expansion, modernization.
- Downtown Improvements.

AFFORDABLE HOUSING (Mandatory 20% minimum of Agency Revenues):

At least 20% of all Agency Tax Increment revenues must be applied to affordable housing programs, such as housing rehabilitation, modernization, handicapped access, energy conservation, and new construction of affordable housing. Any eligible household in entire community may participate in such programs.

DESCRIPTION OF HOW PROPOSED PROJECTS WILL IMPROVE OR ALLEVIATE THE PHYSICAL, SOCIAL AND ECONOMIC CONDITIONS EXISTING IN THE AREA

The physical, social and economic conditions existing within the Project Area are described in Part 2 of this Report. It is these conditions which constitute the blight and blighting influences within the Project Area per the criteria of the State Community Redevelopment Law.

The proposed projects described above will alleviate the blight and blighting conditions existing within the Project Area directly, by correcting inappropriate land use patterns, improving circulation and parking and decreasing traffic congestion, improving housing opportunities, providing increased employment and economic growth, and by improving social and recreational opportunities and visual amenities for the Project Area and community. More importantly, these projects and the other implementation efforts of the Agency are intended to assist and stimulate private development efforts within the Project Area, which generate the tax increment funds needed to implement such projects. As is evident, the growth of the Project Area and the provision of the public improvements are dependent on one another, which is the basis for using the redevelopment process as provided for in State law.

EXPLANATION OF WHY ELIMINATION OF BLIGHT AND REDEVELOPMENT OF PROJECT AREA CANNOT REASONABLY BE EXPECTED TO BE ACCOMPLISHED BY PRIVATE ENTERPRISE ACTING ALONE OR BY THE CITY'S USE OF FINANCING ALTERNATIVES OTHER THAN TAX INCREMENT FINANCING.

The various public improvement projects and economic development efforts described above would optimally be financed either by the directly benefiting property owners, through property assessments or fees or charges, or by the entire community, through available public funds or a general tax increase. The various public and private revenue sources available to help fund these needed improvements are outlined in Part 3 of this Report. The necessity of combining available public funding with direct assessments against benefiting private property is also set forth in Part 3.

The private sector will be required to fund all those improvements determined by the City and Agency to be equitable and feasible. Where at all possible, the City would expect the private sector, under City auspices, to utilize any of a variety of assessment programs, such as Integrated Financing Districts, Community Facilities Districts, and traditional Land Improvements Assessment Districts. Also, any new development within the proposed Project Area is, by City policy and requirements, subject to all feasible charges, fees and impact mitigation expenses.

However, at this time the needed improvements cannot be expected to be funded by the private sector, due to the overwhelming expense of the needed projects versus the ability of the property owners to absorb such costs, either as a part of ongoing property ownership or even through new development. Attempting to spread the costs of these improvements over the properties in the proposed Project Area in the form of property assessments cannot be supported at this time because of the low underlying land and improvement values of the majority of the parcels in the proposed Project Area.

The City of Winters cannot undertake the needed projects for several reasons.

Competing needs have higher priorities. The City is operating on a lean budget, and is typically able to fund only a fraction of the most needed projects and services within the community. The City is hard pressed to continue routine and preventive maintenance on its equipment and structures. Budget restrictions due to ever increasing equipment and materials costs compared to revenues have resulted in personnel cut backs and restrictions in services for several years.

Also, the City has limited debt capacity. The City has ongoing obligations to service previously incurred debt and cannot bear the additional debt service costs of the needed improvements.

The City is unable to increase general tax revenues. Citizen opposition to increased community-wide taxes or fees for City services has been vocalized in numerous Council meetings and public forums over the last decade.

Therefore, the proposed Community Development Agency projects could not be funded from current cash flow, the City's debt structure could not support the estimated costs of such projects, and the citizen's in all likelihood would not approve any general bond issues or assessments to fund them without Agency participation.

PART 2. DESCRIPTION OF THE PHYSICAL, SOCIAL AND ECONOMIC CONDITIONS EXISTING IN THE PROJECT AREA

DEVELOPMENT HISTORY

The City of Winters is situated along the north side of Putah Creek, near Interstate Highway 505 in southwestern Yolo County. Established in the mid-nineteenth century out of 80 acres of donated land, Winters officially incorporated in 1898. Winters initially grew as a result of the extension of the Vaca Valley railroad, which built a bridge across Putah Creek, allowing it to expand north from Solano County into the Sacramento Valley. Local agriculture and businesses oriented to agriculture and to general community needs provided the basis for the initial growth of the community.

The City was originally laid out in a compact grid pattern on the westerly side of the railroad line, on the north side of Putah Creek. As was typical with such early community development, commercial and other non-resident uses, such as shops and offices, were constructed along the length of the main streets, while residential development spread out from the area surrounding the commercial center. Early community growth was stimulated by expanded farming and ranching in the surrounding region, which was facilitated by the construction of irrigation canals for delivery of water to these users.

Winters initially prospered as an agriculturally-oriented service center. Orchard crops came to dominate agricultural uses in the area in the early to mid-twentieth century, and agricultural product processing and export have continued to play a significant role in the local economy. However, per a national trend, the railroad system serving the community and region gradually contracted, with passenger service ending in 1967, freight service in 1974, and the removal of the last remaining tracks by 1975. The only modern larger scale industries remaining in the community, such as Six-Pac Industries, Monier Tile and the Mariani Nut Company, are now served exclusively by truck transport.

Over the last two decades, the overwhelming growth of the San Francisco Bay area and Sacramento metropolitan area began to affect the community, as families sought a more rural life style and affordable housing within a reasonable commute distance to employment areas to the east and south, particularly in neighboring Davis and Vacaville. Although the population of the community continued to grow, Winters experienced a period of static growth economically. This has retarded the expansion of the community and contributed to the general lack of adequate resources to maintain and expand both public and private infrastructure.

This historic pattern of community growth, in regard to the types, locations, amounts and timing of development, has resulted in several serious problems, among them the

deterioration of older buildings; inadequate public facilities, utilities and services; mixed and conflicting land uses; increasing social problems, inadequate streets and economic disuse and disinvestment. Such problems affect both the public and private sectors, which neither, acting alone, can overcome. These problems are more specifically identified and analyzed below.

PROJECT AREA CONDITIONS

Many problems associated with land use development, private sector economic conditions, community infrastructure and public facilities noted above are defined in the State Community Redevelopment Law as "blighted conditions" and "blighting influences," as explained in Part 1 of this Report.

The blighted conditions and blighting influences afflicting the present community, and any future development, may be demonstrated on two general levels. First are those conditions of a physical nature which in and of themselves are undesirable, such as inadequate private property maintenance and deteriorated public facilities. Second are those conditions which conflict with or impede development in accordance with the provisions of the General Plan, such as inappropriate development, non-conforming land uses and insufficient public services and capital improvements.

This second set of circumstances is perhaps the more critical, in that these factors are in many instances the causes of physical blight, and because they will require large capital outlays and public/private cooperation if they are to be overcome.

These two general levels of blighted conditions and blighting influences are described in the following text by area-wide influence and as pertinent to specific subarea of the overall Project Area.

AREA-WIDE BLIGHTED CONDITIONS AND BLIGHTING INFLUENCES

The most obvious blighted conditions and blighting influences now constraining the balanced development of the community are well documented in the City's General Plan and supporting studies, including consultant reports on Flood Control and Storm Drainage, Sewage, and Water Systems, by CH2M Hill, February, 1992 and Economic Development of the Downtown, by Zephyr Associates, August, 1990, (which are incorporated herein by this reference), and other planning documents and public reports. These problems, including the economically disadvantaged Downtown area, the need for jobs production, and inadequate public facilities and utilities, must be addressed and resolved regardless of future decisions on the physical, social and economic mix of development and the ultimate size and character of the community.

Land Development

While the physical circumstances presently affecting the well-being of the community include both the visible (e.g. deteriorated buildings) and the unseen (e.g. inadequate utility systems), the causes of these and other problems may in part be found in the historic laissez-faire approach taken toward development. During the initial period of community development, growth proceeded without coordination or a comprehensive view toward the interrelationships and responsibilities of the public and private sectors.

Such seemingly benign matters as strip development, small parcel divisions in the midst of large vacant or agricultural tracts, and the mixture of now conflicting land uses, such as industrial uses in the Downtown area, all occurred with little consideration given to the ultimate consequences of such actions. As a result, the community suffers from not only the blight of these circumstances, but also from the hindrance they cause for any further, desired development.

Instead of focusing development in specific areas of the community for specific purposes, more and more strip development and spot development was allowed, as with the building of strip commercial uses and the construction of industrial uses immediately adjacent to or within residential areas. At the same time, insufficient attention was paid to maintaining the vitality of the Downtown. Many attractive parcels of land in the community were develop in such an inefficient or inappropriate manner that they cannot be readily corrected, but must simply be worked around. This method of development, primarily motivated by the private sector, and insufficiently controlled by the public sector, has contributed to the current pattern of land uses throughout the community. Also, the dynamic development of real estate in the San Francisco Bay Area and Sacramento metropolitan area helped precipitate the present jobs to housing imbalance, again a typical result of laissez-faire economics.

Over the last decade, housing construction has far outpaced commercial and industrial development in the Winters area, due simply to the fact that non-residential, employment producing construction tended to be concentrated in the larger communities to the east and south of Winters, while construction of new homes occurred throughout the entire region, including Winters.

Residential development and associated population growth now typically costs more for governmental services than it generates in public revenues. As a result, communities that absorb more and more residential growth without accompanying non-residential growth are experiencing ever increasing difficulties in providing the range and level of services that residents demand. For this reason alone, regardless of the inefficiencies of such development patterns, as on commuting costs and loss of jobs, for example, the community must attract more non-residential growth.

The City, acting alone, cannot correct these problems, due primarily to a lack of incentives to offer to the private sector to redevelop and revitalize the affected areas of the community. While real estate investment has been very attractive in certain parts of Winters over the last decade, those areas that are most attractive to private investment are not the areas of highest need in the community. The City, through its Community Development Agency, should be able to provide a well prepared set of legal and financial tools to assist and encourage private developers to invest in the Project Area.

Circulation

The present traffic circulation system in Winters suffers from increased demand versus capacity on major streets, especially during commute periods; discontinuous streets; too numerous and poorly defined curb cuts (driveways) along major streets; deteriorated or unfinished pavement, curbs, gutters and sidewalks, lack of signalization at impacted intersections; and lack of new streets and/or street extensions needed to accommodate present and expected traffic patterns and intensity of use.

The causes of this situation may be found in both the historic development of the City, outlined above, and in the type of community growth experienced in the last decade. Residential growth far outpaced government efforts to expanded and upgrade such basic systems as circulation. It is now necessary to relieve these conflicting traffic patterns by constructing additional roadways and by improving existing streets in order to accommodate private investment and development efforts in the Project Area.

Traffic problems in the community and parking problems associated with the Downtown have long been the focus of public and private sector concern. Although all new commercial development is required to provide additional parking, existing uses, especially in the Downtown, need additional and proximate parking now. The requirement that all new development provide parking acts as an inhibiting factor for potential private ventures in the Downtown.

The present lack of circulation improvements, identified in the Circulation Element of the General Plan and other studies, is a significant deterrent to the promotion of more logical and concentrated growth and even to incremental in-fill land development. This situation is compounded by the fact that there is insufficient funding available to fully improve the circulation system, whereas the pressure for new circulation improvements will increase significantly with any further community growth.

Public Facilities

Police Department

The City of Winters Police Department is located adjacent to City Hall, on First Street at Abbey. The facility is about 2,000 sq. ft. in size, approximately half the needed size according to adopted standards. The facility has a record keeping station, a front desk, a squad size training room, Chief's and Captain's offices, an interrogation office, evidence room and locker room, and a booking area with a hand-cuff rail. There are no holding cells and storage space is limited.

The police department also has use of several training courses in various locations, including the use of the Yolo County Sportsman's Association's firing range. The police have three patrol cars, one unmarked car and an off-road motorcycle.

The police facility was built onto the existing City Hall building, and has numerous structural problems. The corrugated tin roof leaks and is nearing the end of its life span. The wiring system in the building is subject to dangerous electrical surging and the building also lacks a water heater. The interior and exterior surfaces of the entire structure are in need of general maintenance and paint. The central heating system is inadequate, providing uneven climate control and the phone system needs further upgrading to provide minimally adequate service. The building also does not provide for officer safety, in that the space is improperly designed for police protection.

Access and parking are also a problem. There is an inadequate number of parking spaces for the department, and the parking lot, which is shared with a nearby bank and City Hall, is unprotected and has had numerous occurrences of vandalism.

As the City grows, demand for greater and more extensive police protection will increase. Currently, the Police facilities are barely adequate to accommodate the level of police service needed in Winters. Regardless of the extent of future redevelopment and growth, new police facilities will be needed to properly serve the community.

Fire District

The Winters Fire District serves Winters and the surrounding unincorporated area. The District's headquarters are located on Abbey Street, west of Railroad Street.

The national Insurance Services Office (ISO) grades municipal fire protection ability by giving a protection class rating to fire districts. This rating is used by insurance companies in determining fire insurance premiums for properties in the community. Some of the major criteria used for the ISO ratings are: size and condition of the fire fighting

facilities; quality of the community's water system; location of fire stations; and number of volunteers compared to paid personnel. The ratings are presented on a scale of "1" to "10," "1" being the best and "10" being no fire protection. Currently, the District's ISO rating is "9" for the rural commercial/industrial portions of the service area (called Winters Rural), "8" for rural dwelling units, and "6" for the City area.

Four factors in particular adversely affect the Winters Fire District's ISO rating. First, the current facilities are inadequate in size. The Fire District has three buildings that measure approximately 12,000 sq. ft. in area. In these three buildings there are 12 engine bays, District offices and a maintenance shop. The Fire District estimates they need approximately twice the existing space, and equipment, in order to serve the community adequately.

Second, the quality of the Winters water system adversely affects the ISO rating. Fireflow pressures throughout the community's water mains are inadequate. The Fire District recommends that all fire hydrants have a pressure of at least 50 pounds per square inch (psi). Under normal conditions, this pressure does not exist anywhere in Winters. The highest pressure in the District is about 40 psi, with the average in the low 30's. Further, the Winters water system relies on two 100,000 gallon elevated tanks for backup water reserves. According to ISO, under fireflow conditions, this capacity could prove to be inadequate.

Third, the location of the Winters Fire District fire station has a negative impact on its ISO rating. According to ISO standards, all engine companies must be within 1.5 road miles of the service area boundaries. At present, the single fire station does not meet this standard.

Fourth, Winters has 26 trained volunteers and 4 paid staff members. By ISO standards, volunteer firefighters are counted as one-third of a paid firefighter, regardless of their skill level or experience. Thus, the Winters Fire District is considered to be under staffed by ISO.

In addition, the ambulance service currently run by the Fire District needs equipment improvements and trained paramedics. Ideally, an independent ambulance company would take over these services, thereby relieving the overburdened and under-trained fire personnel from such duties.

Inadequate public facilities and utilities in the community affect the City's fire protection and thus its ISO rating, pushing up insurance rates community-wide. This increases the expense of redevelopment, especially of jobs-producing business and industry, at a time when such growth is most needed to reduce unemployment and address the current imbalance of jobs to housing.

Schools

The Winters Joint Unified School District provides educational services to the City of Winters and the surrounding unincorporated area. The District operates three regular public schools in Winters: Winters High School, Winters Middle School and Wagoner Elementary School. As there is currently only one school of each grade category, students from the Project Area will attend each of the District schools. All of the current school facilities are near or above their desired capacity. Two dozen portable classroom units are being used in the District, which are not considered permanent solutions for providing educational services.

Winters High School, located at 101 Grant Avenue at Railroad Street, was built in 1950. Today, the space is barely adequate to meet established educational standards. According to State standards, the 20-acre site is only half the needed size. The most pressing problem however, is the condition of the High School structures. There are significant roofing system problems and continuous leaking. The electrical system is totally inadequate. Lighting throughout the school is of poor quality. The air conditioning and heating systems are also poor. There are no safety communication features, no intercom system and classrooms are not equipped with emergency telephones. Further, there is sealed but potentially dangerous vinyl asbestos tiles in the High School buildings.

Recreational facilities at the High School include a soccer field, a football field and two baseball fields, two tennis courts, a gym and a pool. The Football field has been cited by the Fire department for access and egress inadequacies. The pool has numerous problems, with expensive repairs needed but unaffordable. The gymnasium has no air-conditioning and its bleachers are considered hazardous by the School District staff.

There is little or no extra room on the High School site. Portable classrooms have encroached on most if not all of the available open space and into recreational areas. There is a severe lack of administrative offices and staff areas, and storage facilities are limited. The setting of the High School is also a problem. Vehicular and pedestrian access to the school is marginal at best, due to the lack of traffic-control signals on the surrounding streets, thus making both entering and leaving potentially dangerous for cars, buses, and students.

The Winters Middle School, built in 1975 at 425 Anderson Avenue, is the newest of the District's schools. The school has 12 permanent classrooms, including a library and office space, and 6 portable classrooms. This space is at capacity and is well undersized according to State educational standards.

The exterior appearance of most of the classrooms is good, but there are numerous equipment concerns. The heating and air conditioning systems are marginal. There are moderate roof leaking problems. Lighting inadequacies, both inside and out, are

wide-spread. There is also a minor amount of unsafe asbestos tiles in the building. Further, the classrooms have inoperable intercom units and poor alarm and fire systems.

The 10-acre site contains three baseball fields and one soccer field. One of the baseball fields is being encroached upon by the portable classrooms and thus is not fully usable for recreational purposes. Also, the automatic sprinkler system is in disrepair. There are sidewalks around the school, but poor bus access and inadequate parking create hazardous access conditions.

Wagoner Elementary School, built in 1957 and expanded in 1966, is located at 500 West Edwards at Haven Street. It has 16 permanent rooms and 16 portables. The 10 acre site is well over capacity and severely undersized. There is no additional space available for portables. The portable classrooms have no running water and the permanent buildings need roofing work. Also, the lighting needs refurbishing and the electrical switching needs to be updated. Vinyl asbestos tiles have also been found at the school. Due to a general lack of space, the multi-purpose room doubles as the cafeteria and there is inadequate staff office space. Interior and exterior painting is needed, as is building gutters and landscaping. There is no bus parking and poor vehicular access. Also, there are no sidewalks along Grant Avenue.

There is one soccer field and one baseball field at the school; the remaining recreational space is being used for portable classrooms. A landscape irrigation sprinkler system is needed for the two remaining ball fields.

The current school facilities in Winters are critically in need of expansion and improvement, as illustrated above. Unless improvements are made, problems related to school facilities will continue to worsen, and future efforts to redevelop and revitalize the community will be substantially hindered.

Parks and Recreation

The Project Area lacks adequate and proximate public recreational facilities, given the standards of the community expressed in the General Plan. This includes playgrounds, parks and other recreational facilities. There are three public parks and a community center in Winters. The amount of park space is about five times less than the state standard of 6.2-10.5 acres of park land per 1,000 people. Among other things, the community needs more ball fields and play structures, more parks in different neighborhoods, additional tennis courts, a city pool and a gymnasium.

City Park, which is about 2.4 acres in size, is the only developed public park in the community. It has a play structure, basketball courts, a large play structure for children, a ballfield and restrooms. Many non-residents use these facilities and thus, at times,

overcrowding is a problem. Given the intensity of use and the facilities at the park, lighting is needed to permit evening use.

Dry Creek Park is 2.8 acres in size and is underdeveloped, with no restrooms and no play structures. Also, the park is significantly sloped in places and has persistent drainage problems, which can limit its use.

The third public park, Rotary Park, is approximately 1 acre of land adjacent to the Community Center. At present Rotary Park is minimally landscaped but has no recreation facilities.

Aside from the three public parks, there are no developed bike paths, pedestrian trails or other public fields in the community.

The Community Center, built by volunteers 13 years ago, is the center of organized community classes and activities in the community. The building holds a maximum of 400 people (theater seating) and is in good working condition. It has a 30 person conference room, a stage, a kitchen, and a small court yard with a lawn and a Bar-B-Que pit. The center offers, among other things, nutrition classes, bingo, Jazzercise and other dance classes, martial arts, ceramics, tennis lessons, and basketball and volleyball leagues.

Along with the Community Center, the City also manages three rooms at the Winters branch of the Yolo County Public Library, that hold 40, 15 and 8 people respectively. The City has joint use of the High School gymnasium and pool in the summer months, and can schedule usage when not in conflict with School events.

The recreational facilities available to the community are insufficient to accommodate all the events the community demands. Class sizes have to be limited, events are often delayed or canceled due to conflicts, and serious scheduling problems persist due to the limitations of current facilities and the lack of available space. The parks in the community, in combination with the limitations of the community center, are inadequate to serve the recreational needs of the community.

Other Facilities

The City Hall, located on First Street at Abbey, was built in 1916. The exterior of the brick and cement building is in need of minor restoration work, such as painting and cleaning. Although the interior was recently remodeled, there are numerous design problems. Office space is limited. There is no handicap access to the upstairs. The building has not been earthquake retro-fitted and does not meet existing community earthquake standards.

The Public Works Corporation Yard, located at 19 East Baker Street, is the center for the City's Public Works operations. The yard has one main metal building with three heavy equipment bays, a small office building, and a carport where the garbage truck and street sweeper are parked. The yard is only partially paved and chain-link fence surrounds the property. The Corporation Yard facility is undersized and inadequate. There are no extra bays for heavy equipment or interior storage space and there is a lack of adequate office space. Plus, there is a drainage problem, including ponding, in one of the bays and in the yard.

Utilities

Sewage System and Treatment Facilities

Prior to 1980, all wastewater in the City of Winters was treated at the East Street treatment plant, and discharged into Putah Creek. In 1980, new facilities were constructed north of the City. Since that time, the old East Street plant has served simply as a collection point and pump station. Sewage generated within the City flows by gravity to the old treatment plant location. Wastewater enters the pump station where it is partially treated and measured. After moving into the plant's wet well, the sewage is pumped into a 14 inch force main and conveyed about 2.7 miles north to the City's new treatment plant, near the junction of County Road 88 and County Road 32.

The capacity of the new wastewater treatment facility is limited to a population of about 5,800. The treatment plant is a regional facility which serves the general Winters vicinity and the EL Rio Villa Housing Authority Facility. Major components of the treatment facility include four aeration basins, one polishing pond, three storage ponds, and a 140 acre reuse site for disposal by irrigation on pasture land. The treatment method used produces effluent suitable for reuse only for irrigating fields of livestock fodder or feed crops on sites remote from the public.

The new facilities, in many respects, are in need of improvement currently and will hinder future growth. Not all of the 140 acres of the land application site are suitable for irrigation, due to slopes, drainage problems or setbacks from adjacent properties. This land area will have to be altered in order to serve the current demand sufficiently and will need to be greatly enlarged in order to accommodate future community growth.

Further, Storage Pond Number 3 currently leaks when operated at more than half capacity. Water has been observed south of the ponds during some conditions. Complaints about off-site discharges that may be caused by Storage Pond 3 have hindered use of this pond.

The greatest utilities problems affecting the Project Area are the inadequacies of the sewage collection system. The system consists of approximately 11 miles of main sewer lines

ranging from 6 to 18 inches in diameter. Pipelines in Grant Avenue and East Street, the main collector lines for the entire City, appear to be near capacity and in need of maintenance and repair. This should be a high priority because failure in either line could cause serious overflows in the City. Also, according to the City Staff, it appears that the pipeline on Grant Avenue between Taylor and Railroad will need to be replaced in the near future due to cracks and obstructions.

Sewage collection/transmission system repair recommendations made by SOCI, managers of the wastewater system for the City, are contained in their September, 1990 maintenance report (incorporated herein by reference.) This report indicated that numerous collection and transmission lines throughout the Project Area are in need or repair or replacement.

The City's capacity for sewage treatment has been the subject of concern over the past decade. If further growth and redevelopment of the community is to be accommodated, the capacity of the entire system will have to be expanded. This situation is one of the most significant concerns facing the community, as to its ongoing impact on stymieing desirable new development and as to the expected substantial expense of increasing the capacity of the system to accommodate future development.

Storm Drainage

Historically, portions of the Project Area have suffered from periodic flooding, principally from impeded flow in Moody and Chickahominy Sloughs, overflows from the Winters Canal and Chapman Reservoir, and from inadequate storm sewers and channels. Along Moody Slough, the major stormwater and drainage collector for the north and eastern portions of the Winters vicinity, flooding occurred in 1955, 1958, 1959, 1961-64, 1967, 1973, 1975, 1978, 1980, 1982, 1983 and 1986.

Putah and Dry Creek, which run along the southern and western borders of the City, act as outlets for storm drain flow for the existing drainage facilities. Since the completion of Monticello Dam in 1957, flooding on Putah Creek has been virtually eliminated and flood water elevation in Dry Creek has been lowered.

The existing storm drainage system, which consists of 17 main lines, all drain into either Dry Creek or Putah Creek. The main line pipes were built over the past 100 years, and range in size from 6 to 60 inches. Of the 17 main lines, 9 appear to be undersized and inadequate to serve the community.

Much of the City lies within a designated 100 year flood plain, particularly the north and northeast areas of the community. This flood plain is indicated on the Yolo County Flood Insurance Map and is included in the Federal Emergency Management Agency Flood Insurance Study for the region. Construction of structures within these areas can only be

permitted if first floor elevations are at least 1 foot higher than the 100 year flood elevation, or the area must be removed from the 100 year flood plain by constructing a flood control system.

Future growth, if not matched by adequate drainage improvements, will only worsen an existing problem. Increased development will further reduce the flood storage and conveyance capabilities of the already overburdened Moody Slough. If flood insurance rates are to be kept at an acceptable level, or even reduced in order to stimulate commercial development and job creation, the current flood control system must be improved. Any future improvements to the system should focus on removing affected areas from the designated 100 year flood plain.

Water System

The City obtains its water exclusively from local wells. Five wells and the distribution system, which includes two elevated tanks, a 12 inch main and 2 to 10 inch lines, constitutes the water system in the City.

In recent years, concerns have arisen about the potential for contamination of the underground aquifer by agricultural fertilizers and localized pollutants, such as from septic systems, underground gasoline storage tanks and industrial/commercial chemicals. Well 1 was recently out of service due to dropping groundwater levels causing oil to be pumped into the service lines. Normally, a layer of lubricating oil, used by the pump, floats on top of the water in the well. However, the incidents of pumped in oil are cause for great concern. This well also has a badly corroded casing and a pump bowl lodged in the side of the casing, further bringing into question the water quality in the respective service area.

The distribution system includes two elevated tanks thought to have been built around 1911. The ability to deliver water during power outages is limited to the capacity of these tanks. Each has a capacity of 100,000 gallons of water, which together could supply 3 hours of water (under normal conditions) in the event of an outage. There is no backup power source anywhere in the system.

Of more immediate concern is the City's deteriorating and inadequate pipeline distribution system, which needs to be improved and expanded throughout the Project Area. The system is made up of 2 to 10 inch lines and one 12 inch main line (down Grant Avenue). The age of these lines ranges from 4 to 100 years old. It has been determined that the 12 inch main is beyond its expected service life. Further, most of the lines are made of galvanized steel, which has a life expectancy of about 30 years. The City staff estimates that a switch was made from brass to steel in the early 1960's. Both the main line pipe and the galvanized parts of the system will need to be replaced in the future regardless of future development.

The older, central portion of the Project Area is particularly affected by undersized mains and inadequate coverage. These inadequacies are particularly critical under fireflow conditions, which can place municipal water systems under severe operating conditions.

The City's water system operates as three separate pressure zones, with the older portion of the City, served by Wells 1, 2 and 3, in Zone 1. For each zone, the Fire Department has prescribed fireflow levels of 1,500 gallons per minute (gpm) for residential and 3,000 gpm for commercial and industrial areas, and a minimum required pressure under fireflow conditions of 20 pounds per square inch (psi). In Zone 1 however, there are several areas where fire hydrants do not meet the recommended 1,500 gpm minimum flow. In fact, much of the existing system has pressures below 20 psi. Inadequate pressures limit the ability of the Fire District to provide fire protection to the older portion of the Project Area which is most exposed to extensive fire damage due to age, condition and proximity of structures.

The inadequacies of the distribution system affects the City's fire protection and thus its ISO rating, pushing up insurance rates community-wide. This increases the expense of new development, especially of jobs-producing business and industry, at a time when such growth is most needed to reduce unemployment, strengthen the tax base, diversify public revenue sources and address the current imbalance of jobs to housing.

STRUCTURAL SURVEY OF THE COMMUNITY DEVELOPMENT PROJECT AREA

A windshield survey of the Community Development Project Area was conducted to evaluate the visible physical condition of all major structures within the Project Area. Each structure was classified as to type of structure or use (e.g. residential, commercial, or industrial), and then assigned a numerical rating, from #1 to #4, of its physical condition with #1 being the best physical condition and #4 being very poor physical condition. The table below describes the criteria used for classifying the physical conditions of structures.

EXPLANATION OF CRITERIA USED FOR CLASSIFYING PHYSICAL CONDITIONS OF STRUCTURES

Category	Description
#1	No visible signs of structural deterioration. No visible signs of needed maintenance. No visible signs of needed landscape maintenance.
#2	No visible signs of structural deterioration. Visible signs of needed maintenance (e.g., paint peeling, broken windows, deteriorated roof). Visible signs of needed landscape maintenance (e.g., landscaping overgrown or no landscaping).
#3	Visible signs of structural deterioration (e.g., chimney cracked or separated from house, foundation cracked, visible dry rot). Visible signs of needed maintenance (see category 2). Visible signs of needed landscape maintenance (see category 2).
#4	Visible signs of serious structural deterioration (e.g. porches or walls out of plumb, foundation seriously cracked or missing, chimney fallen). Visible signs of needed maintenance (see category 2). Visible signs of needed landscape maintenance (see category 2).

The survey evaluated 779 structures within the Project Area. The Project Area contains 662 single and multi-family structures, 70 commercial structures, 26 industrial structures, and 21 public facilities structures. Minor structures, such as garages or out-buildings, were not included in the survey. Other structures not considered include schools, wells and water towers and trailer parks.

The overall breakdown of the physical condition of the surveyed structures is shown below. For purposes of the survey the community was divided into four subareas, with Grant Avenue (Highway 128) marking the north-south separation of each subarea and Railroad Avenue marking the east-west separation.

STRUCTURAL CONDITIONS WITHIN THE PROJECT AREA

AREA AND LAND USE TYPE	#1	#2	#3	#4	TOTAL
Southwest					
Residential					
Single Family	99	176	67	4	346
Multi-family	8	12	6	0	26
Commercial	10	8	29	3	50
Industrial	0	0	1	1	2
Public	3	9	4	0	16
	120	205	107	8	440
Northwest					
Residential					
Single Family	53	96	5	0	154
Multi-family	1	4	6	1	12
Commercial	2	5	1	0	8
Industrial	0	0	0	0	0
Public	1	1	1	0	3
	57	106	13	1	177
Northeast					
Residential					
Single Family	5	3	6	2	16
Multi-family	5	0	0	0	5
Commercial	5	0	3	0	8
Industrial	3	1	2	0	6
Public	0	0	0	0	0
	18	4	11	2	35
Southeast					
Residential					
Single Family	12	26	15	13	66
Multi-family	28	6	2	1	37
Commercial	0	2	1	1	4
Industrial	8	3	5	2	18
Public	1	0	1	0	2
	49	37	24	17	127
TOTALS					
Residential					
Single Family	169	301	93	19	582
Multi-family	42	22	14	2	80
Commercial	17	15	34	4	70
Industrial	11	4	8	3	26
Public	5	10	6	0	21
	244	352	155	28	779

The survey results shown above indicate that 69% of all structures within the Project Area (535 of 779) show some visible sign of deterioration. 45% of all structures (352) received a #2 rating, indicating a significant lack of maintenance or other non-structural problems. While many structures which received a #2 rating only require minor repairs or painting, many require more extensive rehabilitation, such as re-roofing or dry rot repairs. 23% of all structures (183) show signs of serious structural deterioration, receiving a classification of #3 or #4. 20% of all structures (155) received a #3 rating and may be classified as unsafe or unhealthy to occupy, but considered economically feasible to rehabilitate. 4% of all structures (28) received a #4 rating, which indicated that these structures are not only unsafe or unhealthy to occupy but are also beyond the point where restoration is economically feasible.

Of the single-family residential structures in the Project Area, 71% (413 of 582) show some visible signs of deterioration. Of these structures, 19% (112) received either a #3 or #4 rating, showing signs of serious structural dilapidation. An examination of the different areas of the Project Area indicates, as expected, that the older structures below Grant Avenue are in worse condition than the newer structures north of Grant. Of the 112 single family residential structures receiving a #3 or #4 rating, 99 are below Grant Avenue.

Only 52% of the multi-family structures in the community received a #1 rating, and thus have little or no visible signs of deterioration. Many of the multi-family structures in the Project Area are newer and built in the last 10 years, including numerous publicly assisted multi-family housing projects, such as the Almond Wood and Winters Apartment Complexes. However, there are also a large number of multi-family structures that were converted from other uses, typically single family homes, and are in poor condition. 20% of the multi-family structures received a #3 or #4 rating, reflecting serious structural deterioration and unsafe conditions.

23 residential structures in the Project Area have been converted from other uses (e.g. seasonal cabins, train cars, guest cottages tourist courts), and are used for year-round occupancy. Of these structures, 43% accommodate multiple families in single-family spaces. 61% of these converted structures (14 of 23) received a #4 classification, and are not only unsafe and unhealthy to occupy, but are beyond the point where restoration is economically feasible.

The public structures in the Project Area combine municipal facilities and community churches. 76% of these structures (16 of 21) show some signs of deterioration. 29% of the public structures show serious signs of structural deterioration and are considered unsafe. The Fire Department and the Sewage Treatment Plant are included in the latter category, while the Public Library, the City Hall and Police Station show signs of deterioration or dilapidation.

The commercial and industrial structures of the community are in especially poor condition. 76% of the commercial structures (53 of 70) show some visible sign of deterioration. Over 47% of the commercial structures (38 of 70) received a #3 or #4 rating, demonstrating serious structural dilapidation to the point of being unsafe or unhealthy to occupy. 6% of the commercial structures in the Project Area are not only unsafe, but are also beyond the point where restoration is economically feasible. The overwhelming proportion of commercial structures in poor condition are located in the Downtown area, reflective of both age and neglect, and demonstrating the need for redevelopment and revitalization.

42% of the industrial structures (11) received a #1 rating, virtually all of which are well-maintained agricultural facilities, located in the heart of the community. The remaining 58% of the industrial structures (15) show signs of deterioration, which include all the other types of industrial uses in the community. 42% of the total industrial structures show signs of serious structural deterioration. 12% of the industrial structures received a #4 rating, and are beyond the point where restoration is economically feasible.

Overall, the physical conditions of the Project Area demonstrate the need for redevelopment. Obviously, the multi-family Federal and State funded housing projects are in the best condition in the community, with the single-family homes and converted structures showing the worst deterioration, and thus most in need of loans and favorable financing which redevelopment can provide. A large number of the industrial structures as well as the municipal facilities are also in serious need of rehabilitation. Similarly, the commercial structures in the community are in especially poor condition, particularly in the Downtown, further demonstrating that redevelopment, as opposed to the private sector working alone, is required to reverse the poor structural conditions in these areas.

DWELLING UNITS WITHIN THE COMMUNITY DEVELOPMENT PROJECT AREA

The following table shows the number of dwelling units in the Project Area by Area and Housing Type.

NUMBER OF DWELLING UNITS BY AREA AND LAND USE TYPE

SUBAREA	Single-Family	Multi-Family	TOTAL
Southwest	346	72	418
Northwest	229*	36	265
Northeast	16	39	55
Southeast	66	136	202
GRAND TOTAL	657	283	940

*includes Trailer Park which has 75 single-family units.

Social Conditions

The Project Area generally contains the predominant portion of all deteriorated and dilapidated private structures and public facilities in the community. As may be expected, these sociological conditions directly reflect the disadvantaged circumstances of some segments of the community.

There are high unemployment and low educational levels throughout Winters. According to the 1980 Census, 18.1% of the residents in the Winters Area are unemployed, with a county unemployment rate of only 9.3%. One inhibiting factor to job attainment in a competitive job-market is low educational levels. In 1980, 44% of Winters population over 25 years of age lacked a high school diploma, second only to Knight's Landing in the proportion of its population not completing high school. In the county as a whole, 27% of all residents have completed at least four years of college, more than three times the rate of Winters residents.

Accordingly, the demand for social welfare and assistance is high in the Winters Area. According to the 1980 Census, 16.6% of the Winters population under 18 years of age is in poverty, compared to less than 14.2% county-wide. Further, based on 1989 Public Assistance Data, Winters in-home supportive services (e.g. assistance for the aged, blind, disabled, etc.) is 5.88 per 1,000 residents, with a county Average of 3.24. Overall, the total public assistance caseload (including State and Federal programs) serves over 5.0% of the population in the Winters Area, compared to 4.33% county-wide.

Currently, there are housing programs aimed at providing relief for families affected by these economic conditions. The Almond Wood Apartments, located on Dutton Street, provide housing for very low- and low-income families. The 39 unit complex, built in 1983, is a Federal Farm Home Project as well as a State sponsored Rural Housing project. Similarly, the Winters Apartments, located at 116 East Baker Street, is a 43 unit Federal Farm Home Project, serving very low-, low- and moderate-income level families. Both apartment complexes are full and have extensive waiting lists.

The prevailing depressed conditions in Winters could be improved by concerted public and private actions to improve housing conditions, social services and, most importantly, employment. Many of the projects sponsored by the Agency are intended to address these very problems.

Economic Conditions

Economic development is key to maintaining a healthy jobs-housing balance, and understanding the many forces affecting the jobs-housing balance will be vital in future redevelopment decisions. Economic development is a major source of local revenue, in the

form of property and sales taxes, and these funds are needed to help offset the costs of services to local residents.

Sales tax revenues are largely a function of disposable income of local residents. The medium family income in Winters is only 98.1 percent of the county's median income. The estimated 1990 household income for Winters is $31,073, with a county-wide estimate of $33,339. However, there is a significant base of disposable income available in the Project Area, and it is expected to grow at an annual rate of approximately 10% through 1995.

The present jobs to housing imbalance has increased commuting and migrant work tendencies, thereby contributing to a serious sales leakage problem. The amount of money earned from taxable transactions in Winters for 1989 was approximately $11,268,000. Retail sales leakage was estimated at over $32 million, spent predominately in Davis, Vacaville, Fairfield, Woodland, the Sacramento area and other nearby communities.

Significant leakage of sales taxes has resulted from competing cities' shopping centers and auto dealerships. In the case of out-commuters, sales leakage has also occur with such items as meals, gasoline, clothing, office equipment and, often, big ticket items available at discount prices. The present jobs to housing imbalance in the community continues to exacerbate this problem, as out-commuters shop elsewhere due to greater convenience, lower prices and more selection compared to that available locally.

The property taxes generated by commercial and industrial development is the source of intense competition among cities. All cities recognize the property tax benefits of industrial development, particularly when they can "borrow" housing from other communities by not balancing employment growth with housing growth. The explosive job growth in the Bay Area and Sacramento in the 1970's and 1980's is a prime example of the jobs-housing balance dynamics. As both Winters and surrounding communities became bedrooms for the population centers of the region, Winters took defensive action by adopting a growth-control building moratorium. Winters' residential growth was halted, but in the process commercial expansion and thus tax generation was also.

Downtown

The Winters Downtown area is generally located around Main Street, between Railroad Street and Second Street. In several ways, the Downtown retains the attractive appearance of an historic Main Street. Despite the similarity of scale and design of many of the Downtown structures and the continuity of the retail facades which bolster that appearance, the Downtown is affected by significant and long-standing economic problems.

In the post-World War II era, much of the retailing in suburban and rural Downtowns was lost to newly developed shopping centers, with their generous parking and

convenience to the automobile-oriented home owner. The decline of the Downtown through the fifties and sixties was a concern to cities throughout the nation. In Winters, the Downtown did not suffer from competing retail development elsewhere in the community, but from such development in neighboring cities, as explained above. Now, there is relatively little commercial shopping in the Winters Downtown area. The reasons most often cited for this inactivity are inadequate selection of goods and services, and prices, especially when compared to competing shopping centers in neighboring communities. Moreover, the Winters downtown has experienced virtually no growth in the number of retail outlets and in the number of taxable transactions over the past five years, which has retarded the growth of total retail sales.

Evidence of depreciated property values, little or no growth and impaired investment in the Downtown may be inferred from several factors. While a turnover of retail tenants is normal, a lack of demand for retail space forces rents to remain low where landlords would rather keep stores occupied despite depressed sales revenues per square foot. In the Downtown, the rents are as low as 50 cents a square foot for office space and around 75 cents a square foot for retail space. If sales were brisk, rent levels could rise to a level where marginal businesses would be replaced rather than sustained through rent concessions.

Fierce competition for retail sales with neighboring communities in conjunction with a depressed and stagnant local trade area has produced the need for change. Greater investment must be infused into the Downtown in order to boost sales and property values, and capture a larger proportion of the disposable income lost to leakage.

CONCLUSION

The physical, social and economic conditions existing within the Project Area, described above, constitute the blight and blighting influences within the Project Area per the criteria of the State Community Redevelopment Law.

The Project Area is characterized by a prevalence of parcels subject to a lack of proper utilization due to vacant structures; deteriorated, dilapidated, aged and obsolescent structures; vacant and underutilized land, including underutilized commercial districts and obsolescent industrial facilities; and, most importantly, properties lacking adequate infrastructure, utilities and facilities for intended use under the General Plan.

These forms of land underutilization constitute a serious physical, social and economic burdened on the community in that they lead to depressed property values and economic activity; deprive the community and other taxing agencies of potential property, sales and other tax revenues; require extra police, fire, health, welfare and other public services beyond that required for properly used parcels; fail to produce jobs for community

residents in adequate numbers and at adequate wage levels; fail to provide suitable, safe and sanitary housing at affordable cost; fail to provide adequate community facilities for a stable community; and create an unattractive living and working environment.

The various public improvement projects and private investment needed to alleviate or overcome these conditions cannot be expected to be funded by the private sector due to the overwhelming expense of the needed projects versus the ability of the property owners to absorb such costs, either as a part of ongoing property ownership or even through new development. Attempting to spread the costs of these improvements over the properties in the Project Area in the form of property assessments cannot be supported because of the low underlying land and improvement values of the majority of the parcels in the Project Area. Similarly, any new development within the Project Area, and City, is fully loaded with current City exactions, charges, fees and impact mitigation expenses, to the point of diminishing returns, when potential developers choose to build elsewhere rather than face the extraordinary costs represented by these needed improvements.

On the basis of these findings, it is concluded that the Project Area exhibits the characteristics of blight and blighting influences defined in the State Community Redevelopment Law which has caused a reduction of, or lack of, proper utilization of the Project Area to such an extent that it cannot reasonably be expected to be reversed or alleviated by private enterprise acting alone.

PART 3. PROPOSED METHOD OF FINANCING THE COMMUNITY DEVELOPMENT PROJECT, INCLUDING ECONOMIC FEASIBILITY AND REASONS FOR USING TAX INCREMENT FINANCING

TAX INCREMENT FINANCING INTRODUCTION

The Winters Community Development Agency has prepared a proposed Community Development Plan which, if adopted by the City Council, would establish the Winters Community Development Project Area and provide the Agency with certain powers and resources to implement various projects under the authority of the Plan. A significant aspect of the proposed Plan is that it would designate that property taxes generated in the Project Area be divided and allocated pursuant to Section 33670 et seq. of the State Community Redevelopment Law (CRL). This division would annually allocate to the Agency a portion of the property taxes generated by increases in taxable assessed value (''AV'') in the Project Area in excess of the amount of AV shown on the Yolo County Assessor's Tax Roll most recently equalized prior to the adoption of the Plan.

Those public agencies which are taxing entities and levy property taxes or for which property taxes are levied in the Project Area would annually receive taxes generated by the amount of AV shown on the rolls as of the time of Project adoption (the ''Base Year'' values). The Base Year is to be Fiscal Year 1991-92. The amount of taxes which could be anticipated to be received by the taxing entities from property within the Project Area (except for fluctuations in any applicable tax rates) would, in part, be ''frozen'' at the amount received in the year of Plan adoption. This report presents the findings of an analysis of the fiscal impact of the adoption of the Plan on the taxing entities whose jurisdictions include the proposed Project Area.

The analysis of fiscal impact includes three major components. They are as follows:

1. Review of applicable statutes regarding the authorization and limitation of the various taxing entities to levy and receive taxes.

2. A comparative analysis of the level of tax increments to be received by the Agency vis-a-vis the budgetary levels of the taxing entities.

3. A revenue forecast of the amounts of property tax dollars currently being generated and anticipated in the Project Area.

Information generated by these three components is then used to measure the general types of impacts resulting from the institution of the tax increment financing mechanism provided for in Section 33670 of the CRL. A discussion of those types of impacts follows.

TYPES OF POTENTIAL IMPACTS

Fiscal impacts resulting from the institution of tax increment financing can be generally described as the impact of the reallocation of potential future increases of property tax revenues otherwise available to a taxing entity but which due to the establishment of a redevelopment project within the jurisdiction of the taxing entity, are allocated to the eligible redevelopment agency. The impact is tied to "total, anticipated revenue" because insofar as a taxing entity is limited in receiving revenue or has revenue sources which replace the shortfall, the anticipated property tax revenue loss is ameliorated. The impact is tied only to anticipated increases in property tax revenue because taxing entities will continue to receive the property tax revenues generated in the Project Area based on the AV existing in the Project Area as of the date of adoption of the community development project.

Taxing entities realize revenue from the growth of AV in one or both of two ways. The first is through receipt of a proportionate share of the 1% general tax rate levied by the respective taxing entity, and the second source of revenues is derived from the levying of a tax rate by an entity in addition to the general 1% levy. These "override" levies are allowed, under the provisions of Article XIIIA of the California constitution (created by Proposition 13 - the Jarvis/Gann initiative, as subsequently amended), only for the collection of monies for the purpose of repaying voter-approved indebtedness.

Override Tax Levy

The effect on revenues generated under the second procedure mentioned above is the more easily explained. There is no change in the amount of revenue to be anticipated by taxing entities from override levies as a result of the adoption of a community development (redevelopment) project.

Regardless of the amount of AV within an entity's jurisdiction, the amount of tax revenue which is to be raised annually through the levying of an override tax rate is limited to the amount of annual debt service on voter-approved indebtedness. The tax rate levied is adjusted each year as the AV available to the entity changes, so that when the tax rate is applied, the revenue realized will equal the applicable year's debt service.

If an entity computed a tax rate on the basis of AV which included value in excess of Base Year levels in redevelopment projects, the resulting tax revenues received by the entity would be less than the amount of revenue required to meet debt service. This would occur because the taxes generated by the application of the tax rate against the increase in AV in the Project Area, per the provisions of Section 33670, would be allocated to the redevelopment agency, not to the taxing entity.

Legislation enacted after the passage of Proposition 13 provides for the exclusion of AV in excess of the Base Year AV amount in redevelopment projects for the computation of override tax rates. Thus, entities compute a tax rate which will yield the total amount of annual revenue required to meet debt service, using in the computation only the base year amount of AV in a redevelopment project area within the entity's jurisdiction. Excluding the amount of AV in excess of a project's Base Year enables the taxing entity to receive the full amount of revenue necessary to meet its debt service. The adoption of a community development project, therefore, does not result in a negative fiscal impact on the taxing entity's ability to meet voter-approved debt service.

Further, constitutional amendments adopted in November, 1988 effectively eliminate this revenue source in virtually all instances for newly formed community development projects, hence eliminating any impact whatsoever. For this analysis, no override revenues are included or forecast herein.

General One Percent Levy

The impact of the adoption of a community development project on revenue generated by the general county property tax levy is more complicated. Current property tax apportionment law generally allows local taxing entities to benefit from increases in assessed valuation within their jurisdictions. In the instance where taxing entities' jurisdictions include part or all of a community development project area, property taxes resulting from increases in AV above Base Year values in the project area are partially allocated to the community development agency rather than to the taxing entities. The entities continue to receive taxes generated by the Base Year AV in the Project Area, but after adoption of the Plan can anticipate receiving only part of the additional revenues which may be generated by the growth of AV in the Project Area.

The ''Hannigan Bill,'' Chapter 147 of California Statutes, adopted in 1984, provides that taxing entities that receive property tax revenues from within a Project Area may continue to receive, following adoption of the Project, a portion of the property tax increment generated within the Project Area. Specifically, the affected taxing entities can receive the property tax revenues generated by the automatic reassessment factor on the original base value as set forth in Proposition 13. This increase in AV will generally be 2.0%, which is the maximum allowed by Proposition 13.

The Agency will receive property tax revenues generated by new construction, substantial rehabilitation and property transfers, and will also receive property tax revenues generated by the annual reassessment factor on that growth in AV value that exceeds the value of the original Base Year. Other taxing entities may receive the portion of property taxes attributable to the growth of the base, as determined by subdivision (f) of Section 110.1 of the Revenue & Taxation Code - the annual reassessment set forth by Proposition 13, noted above.

PROPERTY TAX DISTRIBUTION WITHIN THE PROPOSED PROJECT AREA

Within the Project Area there are multiple tax code areas, each of which have a separate set of factors for property tax distribution. For this report, an estimate of the appropriate property tax distribution factors has been utilized.

To the extent assessed values within a community development project area would have grown above the Project's Base Year level (fiscal year 1991-1992) had the project not been adopted, a taxing entity may experience a negative fiscal impact. The severity of such an impact is determined by examining the amount of the lost anticipated revenue relative to the total of anticipated revenue for the entity. Such an examination should take into account the existence of factors which may limit an entity's ability to receive revenue generated and the availability of revenue sources which could offset the loss of anticipated property tax revenue. The first step in the examination is the identification of the amount of tax dollars which could be anticipated to be received by taxing entities if the proposed community development project were not adopted. As noted earlier, the adoption of the Hannigan Bill and sharing of the property tax funds attributable to growth within the frozen base substantially reduces the potential negative impact of community development project adoption.

Furthermore, this potential reallocation of revenues should not be considered in a vacuum, inasmuch as the establishment of the community development project is designed to encourage the strengthening of the economic base of the community and to provide additional affordable housing, as well as to facilitate commercial and industrial development within the Project Area. Attainment of these goals will result in property value increases throughout the areas surrounding the Project Area, thus additionally offsetting the redirection of property tax revenues. Attainment of Agency goals will also provide for added employment opportunities, which will reduce welfare and public assistance costs and strengthen the local economy.

POTENTIALLY AFFECTED TAXING AGENCIES

Taxing entities are categorized into two major groups: Instructional Districts and General Taxing Districts. These subdivisions are the result of the significant differences in the way revenues for these two types of taxing entities are determined pursuant to State Law. These differences greatly affect the determination of the fiscal impact of the proposed community development project.

Instructional Districts

Pursuant to State Law the taxing entities identified as Instructional Districts are effectively limited in the amount of revenue they can accrue toward meeting operating expenses. The limits, subject to numerous adjustments peculiar to each type of district, are based on the units of

Average Daily Attendance (ADA) served by the district and revenue levels attained in earlier years of operation. Once these limits are established, the state, under current legislation, pledges to pay to the districts the difference between the limit specified and the other sources of revenue accruing to the district (primarily property taxes). If, for example, a district experienced a drop in property tax revenue in a given year, the state, per the provisions of the legislation, would increase its contribution to the district so as to once again bring the total amount of revenue available up to the revenue limit determined for the district.

This method of funding the operations of Instructional Districts has the obvious adjunct of leaving such districts vulnerable to variances in the level of state commitment and contributions to the ongoing revenue needs of the districts. Recent developments regarding the state's ability to maintain its post-Proposition 13 financial support of schools, including the establishment of the State Lottery and the passage of constitutional amendments (Proposition 98) in November, 1988, provide increased resources and enhanced funding stability for Instructional Districts. While the provisions of currently applicable statutes eliminate the fiscal impact of the Project on Instructional Districts, it must be recognized that reductions in the level of anticipated local revenues may make such districts more dependent on the level of state contributions.

Given the current state of legislation and the funding for Instructional Districts, the impact of tax increment funding for the Agency will be extremely minimal for these districts. An argument could be made that the use of tax increment will lower the level of Instructional District revenues on a state-wide basis by requiring more State funds (which are finite) to go to school districts which serve areas that include community development projects. Hence, at worst, the impact of the Project on school services is spread not across school services within the Project Area or county, but throughout the entire state.

General Taxing Entities

Taxing Entities in this second category operate under a different set of provisions for the determination of revenue. These agencies are limited in their accrual of revenue only by the provisions of Article XIIIB of the California Constitution (the Gann initiative) which established for such entities an ''appropriations limit'' restricting the expenditure of certain types of revenue (usually including property taxes) to levels based on appropriations made in the 1978/79 fiscal year plus adjustments for increases in population and the cost of living.

A more important distinction between these entities and the Instructional Districts is the absence of a source of funding which will maintain the total amount of revenue accruing to such General Districts at a specific predetermined level. A decline in a particular revenue source, or shortfall from an anticipated revenue level, is not automatically compensated for by increases in another revenue source. As a result, these entities may realize the effects of the tax increment financing provisions of the Project more directly than do Instructional Districts.

FISCAL IMPACTS

Per the discussion of Instructional Districts above, it should be noted that the amounts of anticipated tax revenue identified in the following tables represent for the Instructional Districts the amounts of assistance needed from state funds to maintain the computed revenue per ADA limit which otherwise would be available from local property taxes. For General Taxing Entities, the amounts represent revenue growth which would be allocated to the Agency and which may or may not be offset by increases in other revenue sources.

TAX INCREMENT FINANCING CONCLUSION

The fiscal impact to be realized by taxing entities receiving property taxes from the Project Area is essentially the partial reallocation of currently anticipated increases in property tax revenue to be generated by application of the 1% general tax rate against increases in AV in the proposed Project Area. This impact varies in its directness for the two categories of taxing entities existing in the Project Area. For Instructional Districts, under current legislation, the losses are eliminated by state contributions which maintain total revenue levels at predetermined, statutory limits. The impact on these districts is relatively indirect. However, their dependence on the continued provision of state contributions is increased.

For General Taxing Entities, which do not receive automatic compensating revenue amounts to counter fluctuations in tax revenue levels, adoption of the Community Development Project and implementation of the tax increment provisions may result in reallocation in anticipated new revenues.

Any potential adverse impact of tax increment funding will be most directly realized by the City of Winters, in that its share of the tax increments is greatest in comparison to its overall financial operation. Inasmuch as the City and Agency will work cooperatively to implement the Project, the Agency may elect to reduce the level of tax increments allocated to the Agency if this allocation of funds is adversely impacting the operations of the City. This mechanism will help to safeguard all taxing agencies from any potential adverse increments of the tax increment funding program.

ANTICIPATED INCREASES IN TAX REVENUE - The Revenue Forecast

The following thirteen tables forecast the growth of tax increment revenues in the Project Area and estimate the potential impact of this funding system on the various taxing entities. This revenue forecast has been prepared to provide a comprehensive analysis of the potential workings of the allocation of property tax revenues to the Agency. However, it should be noted that this revenue analysis is simply a forecast of possible tax increment generation. Changes in real property appreciation, levels of investment in the Project Area and the effectiveness of Agency

Project implementation will all directly impact the level of actual revenues realized over time. The accuracy of the revenue forecast decreases with time, as it is obviously more speculative to forecast economic trends out ten to forty-five years. This analysis does not take into account any of the proposed tax increment revenue sharing agreements with other taxing entities, as no agreements with other entities have yet been finalized.

Table #1 - Summary Totals and Net Present Value Analysis

This table presents certain basic forecast assumptions and a summary of revenues that will be available to the Agency. The total of tax increment revenues eligible for allocation to the Agency,m assuming no revenue sharing agreements, is forecast at $165 million. The proposed Plan provides for a ceiling of $121 million, exclusive of allocations to the affordable housing fund (20% of revenues) and revenue sharing agreements with other taxing entities.

The Net Present Value (''NPV'') analysis includes discounted values using both a 6.5% and a 7.5% discounting rate. These two rates are presented per the suggestions of the Fiscal Review Committee (the ''FRC,'' the members of which are the other taxing entities). The *NPV Net Tax Increment Funding* figure must be adequate to provide a reasonable level of funding for the Agency's proposed improvement projects. At this time, the forecast cost of the planned Agency projects is approximately $19 million. This figure is also responsive to previous suggestions of the FRC.

Table #2 - Overall Tax Increment Revenue Forecast

This table presents an annual forecast of funds that may be available to the Agency, assuming the assessed value growth forecast in Tables #3, #4 and #5. Further, as noted earlier, this forecast does not include any specific revenue sharing programs with any other taxing entities.

Tables #3, #4 and #5 - New Development Assumptions

These three tables reflect the forecast level of new construction that may occur within the Project Area, assuming Project adoption and Agency assistance. The forecast assessed value figures do not include the existing land component, which is a part of the assessed value base. Further, these figures reflect direct discussions with both Agency staff and the property owners. *(It should be noted that this level of precision is greater than the more generalized community wide assumptions included within the General Plan economic analysis. Further, the General Plan economic analysis averages values for the North Area, which will be higher due to the increased level of open space and other public amenities.*

If the Plan is not adopted, it is likely that the projects identified in these tables will be deferred or not undertaken at all. Plan adoption and implementation will play a critical role in assisting with these development projects.

Table #6 - Long Term Assessed Value Growth

Table #6 presents a forecast of total assessed value growth, both from the existing assessed value base and from the new development presented in the preceding three tables. The assessed value growth levels shown for development commencing in fiscal year 1993 (and hence reflected in the tax roll for fiscal year 1994-95) are substantially higher than historic levels for Winters. These optimistic 20% plus growth levels assume Project adoption and implementation. Absent Project adoption, the Project assessed value growth levels will be substantially lower.

The forecast growth levels for the Assessed Value Base of 6%, declining to 4%, reflect the additional value appreciation and property improvement that is expected to occur due to Project implementation. Agency activities to improve the older parts of the community will directly and favorably impact property values. These forecast growth levels also reflect a "catch-up" increase in values due to the 2% reassessment procedures of Proposition 13. Agency activities to improve neighborhoods will help increase home values which, when reflected in higher home resales, will translate into higher appreciation levels of the existing assessed value. However, these higher growth rates will become muted over time, as following the first resale and "catch-up" of values, more standard appreciation will take place.

Tables #7, #8 and #9 - Two Percent Assessed Value Growth

These three tables present the 2% annual assessed value growth and the level of funds that each taxing agency may receive from this growth. This growth, which is expected to occur regardless of Plan adoption, is automatically shared with the other taxing agencies that request this funding.

Tables #10 and #11 - Property Tax Growth Above the Base and the Housing Set Aside

Table #10 presents the forecast level of property tax growth, based on the assessed value growth shown earlier. Table #11 calculates the Housing Set Aside funding, which by CRL requirement is 20% of the tax increment funds actually received by the Agency.

Tables #12 and #13 - Examination of Property Tax Distribution Factors

These final two tables present the allocation of the 1% property tax rate among the taxing agencies and the application of these percentage factors to the forecast of property tax growth. The figures presented in Table #13 do not reflect any fiscal impact on any specific taxing agencies, as the higher revenues forecast in this Report would not occur if the Project were not adopted and implemented.

ECONOMIC FEASIBILITY OF COMMUNITY DEVELOPMENT PROJECT AND NECESSITY OF USING TAX INCREMENT FINANCING

The tax increment revenues projected to be available to the Winters Community Development Agency over the life of the proposed Project will be expended by the Agency in accordance with the provisions and restrictions of the Community Redevelopment Law and other applicable statutes and rulings. Part 1 of this Report sets forth the list of projects of benefit to the Project Area that the Agency anticipates implementing. The total estimated cost for these projects will certainly exceed the Net Present Value of Net Tax Increments indicated on Table #1. However, funding from the Project will provide only a part of the overall financial resources that will be utilized to implement the Winters Community Development Project. It is customary for a program of this nature to utilize tax increment funds as a leverage to secure additional public and private investment in the implementation of the Project.

The Agency will have to carefully utilize its property tax increment income to finance its operations because the private sector, acting alone, cannot absorb the substantial expense of the many public improvements and facilities needed throughout the Project Area. Moreover, the Agency will have to financially assist the private sector in any attempts to revitalize the Project Area, as the City and other public agencies do not have the means or necessary authority to contribute toward these needed projects.

REVENUE FORECAST ASSUMPTIONS AND SUMMARY ALLOCATION OF TAX INCREMENTS

Table #1

Project Area Assessed Value Frozen Base (1991-92 including SBE properties)		61,667,954
Property Tax Rate Applicable to Tax Increment Generation		1.00%
Proposed Project Tax Increment Revenue Ceiling (excluding funds shared with other taxing agencies)		168,341,789
Forecast Assessed Valuation Growth Rates		
Existing Assessed Value Base (see Table #5)		Varies
Forecast Future Development from 1992 Until Construction		5.00%
Forecast Future Development Following Construction		4.00%
Summary Allocation of Property Tax Growth		
Total Property Tax Growth over Project Life		185,800,475
Total Funds Shared with Other Agencies		(17,458,686)
Housing Set Aside Funding	20.00%	33,668,386
Net Tax Increment Funding to the Community Development Agency		134,673,403
Net Present Value Analysis (NPV)		
Net Present Value Factor-Discounting Rate for 1992 dollars (these figures discount the revenue sums above into 1992 dollars)	6.50%	7.50%
NPV Total Property Tax Growth over Project Life	29,934,995	23,879,070
NPV Total of Funds Shared with Other Agencies	(2,848,507)	(2,273,382)
NPV Housing Set Aside Funding	5,417,302	4,321,141
NPV Net Tax Increment Funding to the Community Develop Agency	21,669,185	17,284,546

Figures presented in Table #2 and Tables #5 through #10 are presented in $1,000s (000 omitted)

Overall Summary of Project Area Tax Increment Revenue Forecast **Table #2**

Fiscal Year Ending	Period	Total Property Tax Growth	Funds Shared with Other Agencies	Total Funds Retained by Agency	Housing Set Aside	Net Agency Revenues	Cumulative Agency Net Revenues
1994	2	76	(25)	51	10	41	41
1995	3	231	(38)	193	39	155	196
1996	4	518	(51)	467	93	373	569
1997	5	796	(64)	732	146	586	1,155
1998	6	1,098	(78)	1,020	204	816	1,971
1999	7	1,197	(92)	1,105	221	884	2,855
2000	8	1,301	(106)	1,195	239	956	3,812
2001	9	1,407	(120)	1,287	257	1,029	4,841
2002	10	1,518	(135)	1,383	277	1,106	5,947
2003	11	1,635	(150)	1,485	297	1,188	7,135
2004	12	1,759	(165)	1,594	319	1,275	8,410
2005	13	1,883	(181)	1,702	340	1,362	9,772
2006	14	2,014	(197)	1,817	363	1,454	11,226
2007	15	2,151	(213)	1,938	388	1,551	12,776
2008	16	2,296	(230)	2,066	413	1,653	14,429
2009	17	2,448	(247)	2,201	440	1,761	16,190
2010	18	2,608	(264)	2,344	469	1,875	18,065
2011	19	2,776	(282)	2,494	499	1,996	20,060
2012	20	2,953	(300)	2,653	531	2,123	22,183
2013	21	3,130	(318)	2,812	562	2,250	24,433
2014	22	3,316	(337)	2,979	596	2,383	26,816
2015	23	3,511	(356)	3,155	631	2,524	29,340
2016	24	3,715	(375)	3,340	668	2,672	32,012
2017	25	3,930	(395)	3,535	707	2,828	34,840
2018	26	4,155	(415)	3,740	748	2,992	37,831
2019	27	4,391	(436)	3,956	791	3,164	40,996
2020	28	4,640	(457)	4,183	837	3,346	44,342
2021	29	4,900	(478)	4,421	884	3,537	47,879
2022	30	5,173	(500)	4,673	935	3,738	51,617
2023	31	5,460	(523)	4,937	987	3,949	55,567
2024	32	5,717	(545)	5,172	1,034	4,137	59,704
2025	33	5,986	(569)	5,417	1,083	4,334	64,038
2026	34	6,266	(592)	5,673	1,135	4,539	68,576
2027	35	6,558	(617)	5,941	1,188	4,753	73,329
2028	36	6,862	(641)	6,221	1,244	4,977	78,306
2029	37	7,180	(666)	6,513	1,303	5,210	83,516
2030	38	7,510	(692)	6,818	1,364	5,455	88,971
2031	39	7,855	(718)	7,137	1,427	5,710	94,681
2032	40	8,215	(745)	7,470	1,494	5,976	100,657
2033	41	8,568	(772)	7,796	1,559	6,237	106,894
2034	42	8,936	(800)	8,136	1,627	6,509	113,402
2035	43	9,318	(828)	8,489	1,698	6,792	120,194
2036	44	9,715	(857)	8,858	1,772	7,086	127,280
2037	45	10,128	(887)	9,242	1,848	7,393	134,673
Totals		185,800	(17,459)	168,342	33,668	134,673	

Note: Figures in this Table are presented in Thousands (000s omitted).

Forecast New Development Projects and Assessed Value Additions **Table #3**

Project #	Project Name	Land Use	Housing Units or Acreage	Building Sq. Footage or Coverage	Cost Basis	Total Value
1	PUD Cemetery & Grant	M-D Residenti	200		150,000.00	30,000,000
2	Srn Housing Grant/Main	M-D Rental	48	43,200	52.00	2,246,400
3	Putah Creek Hamlet	M-D Residenti	216		115,000.00	24,840,000
		M-D Apartmen	40	40,000	52.00	2,080,000
4	Putah Creek Village	M-D Residenti	66		125,000.00	8,250,000
		Planned Commercial		90,000	55.00	4,950,000
5	Town and Country	CBD Commercial		40,000	55.00	2,200,000
6	Winters Properties	M-D Residenti	35		150,000.00	5,250,000
7	Cordes Development	CBD Commercial		10,000	55.00	550,000
8	Grant & Main	CBD Commercial		90,000	55.00	4,950,000
Totals						85,316,400

Forecast Schedule of Specific New Development Projects **Table #4**

Project #	Project Name	----------- 1993	Calendar 1994	Years 1995	---------- 1996	Totals
1	PUD Cemetery & Grant		7,500,000	7,500,000	7,500,000	22,500,000
2	Srn Housing Grant/Main	1,123,200	1,123,200			2,246,400
3	Putah Creek Hamlet	7,250,000	7,250,000	7,250,000	7,250,000	29,000,000
4	Putah Creek Village		2,750,000	2,750,000	2,750,000	8,250,000
5	Town and Country	1,100,000	1,100,000			2,200,000
6	Winters Properties	1,312,500	1,312,500	1,312,500	1,312,500	5,250,000
7	Cordes Development		550,000			550,000
8	Grant & Main		(Included in Table #5)			
Totals		10,785,700	21,585,700	18,812,500	18,812,500	69,996,400

Forecast of Longterm Development 25 Year Forecast **Table #5**

Potential Square Footage	175,000	Cost Factor	$55.00	Total	9,625,000
Balance of Identified Project in Later Years					15,320,000
Total Long Term Development Potential					24,945,000

Long Term Assessed Value Growth Forecast - New Development & Base Value **Table #6**

Fiscal Year Ending	Period	Assessed Value Base	Assessed Value Base Forecast Growth Rate	Growth of Assessed Value Base	New Development Assessed Value	Total Project Area Assessed Value	Annual Assessed Value Growth Rate
1992	0					61,668	
1993	1	61,668	6.00%	3,700		65,368	6.00%
1994	2	65,368	6.00%	3,922		69,290	6.00%
1995	3	69,290	6.00%	4,157	11,325	84,773	22.34%
1996	4	73,448	6.00%	4,407	35,576	113,431	33.81%
1997	5	77,854	6.00%	4,671	58,777	141,303	24.57%
1998	6	82,526	6.00%	4,952	83,995	171,472	21.35%
1999	7	87,477	6.00%	5,249	88,628	181,354	5.76%
2000	8	92,726	6.00%	5,564	93,510	191,800	5.76%
2001	9	98,289	5.50%	5,406	98,655	202,350	5.50%
2002	10	103,695	5.50%	5,703	104,075	213,474	5.50%
2003	11	109,399	5.50%	6,017	109,786	225,202	5.49%
2004	12	115,415	5.50%	6,348	115,803	237,566	5.49%
2005	13	121,763	5.00%	6,088	122,142	249,993	5.23%
2006	14	127,851	5.00%	6,393	128,819	263,063	5.23%
2007	15	134,244	5.00%	6,712	135,853	276,810	5.23%
2008	16	140,956	5.00%	7,048	143,263	291,267	5.22%
2009	17	148,004	5.00%	7,400	151,068	306,472	5.22%
2010	18	155,404	5.00%	7,770	159,289	322,463	5.22%
2011	19	163,174	5.00%	8,159	167,947	339,281	5.22%
2012	20	171,333	5.00%	8,567	177,067	356,966	5.21%
2013	21	179,900	4.50%	8,095	186,671	374,666	4.96%
2014	22	187,995	4.50%	8,460	196,785	393,240	4.96%
2015	23	196,455	4.50%	8,840	207,436	412,732	4.96%
2016	24	205,296	4.50%	9,238	218,652	433,186	4.96%
2017	25	214,534	4.50%	9,654	230,463	454,651	4.96%
2018	26	224,188	4.50%	10,088	242,900	477,176	4.95%
2019	27	234,276	4.50%	10,542	255,995	500,814	4.95%
2020	28	244,819	4.50%	11,017	269,782	525,618	4.95%
2021	29	255,836	4.50%	11,513	284,299	551,647	4.95%
2022	30	267,348	4.50%	12,031	299,582	578,961	4.95%
2023	31	279,379	4.50%	12,572	315,673	607,624	4.95%
2024	32	291,951	4.50%	13,138	328,300	633,388	4.24%
2025	33	305,089	4.50%	13,729	341,432	660,249	4.24%
2026	34	318,818	4.50%	14,347	355,089	688,253	4.24%
2027	35	333,165	4.50%	14,992	369,292	717,449	4.24%
2028	36	348,157	4.50%	15,667	384,064	747,888	4.24%
2029	37	363,824	4.50%	16,372	399,427	779,623	4.24%
2030	38	380,196	4.50%	17,109	415,404	812,709	4.24%
2031	39	397,305	4.50%	17,879	432,020	847,204	4.24%
2032	40	415,184	4.50%	18,683	449,301	883,168	4.25%
2033	41	433,867	4.00%	17,355	467,273	918,494	4.00%
2034	42	451,222	4.00%	18,049	485,964	955,234	4.00%
2035	43	469,270	4.00%	18,771	505,402	993,444	4.00%
2036	44	488,041	4.00%	19,522	525,618	1,033,181	4.00%
2037	45	507,563	4.00%	20,303	546,643	1,074,508	4.00%

Note: Figures in this Table are presented in Thousands (000s omitted).

Forecast of Tax Increment Generated by Assessed Value Growth within the Frozen Base **Table #7**

Fiscal Year Ending	*Period*	*Variable 'Frozen' Base 2.00%*	*Assessed Value Growth*	*Property Tax Revenues*	*Shared with Others 100.00%*	*Retained by Agency 0.00%*
1992	0	61,668				
1993	1	62,901	1,233	N/A	N/A	N/A
1994	2	64,159	2,491	25	25	0
1995	3	65,443	3,775	38	38	0
1996	4	66,751	5,083	51	51	0
1997	5	68,086	6,418	64	64	0
1998	6	69,448	7,780	78	78	0
1999	7	70,837	9,169	92	92	0
2000	8	72,254	10,586	106	106	0
2001	9	73,699	12,031	120	120	0
2002	10	75,173	13,505	135	135	0
2003	11	76,676	15,008	150	150	0
2004	12	78,210	16,542	165	165	0
2005	13	79,774	18,106	181	181	0
2006	14	81,370	19,702	197	197	0
2007	15	82,997	21,329	213	213	0
2008	16	84,657	22,989	230	230	0
2009	17	86,350	24,682	247	247	0
2010	18	88,077	26,409	264	264	0
2011	19	89,839	28,171	282	282	0
2012	20	91,635	29,967	300	300	0
2013	21	93,468	31,800	318	318	0
2014	22	95,337	33,669	337	337	0
2015	23	97,244	35,576	356	356	0
2016	24	99,189	37,521	375	375	0
2017	25	101,173	39,505	395	395	0
2018	26	103,196	41,528	415	415	0
2019	27	105,260	43,592	436	436	0
2020	28	107,365	45,697	457	457	0
2021	29	109,513	47,845	478	478	0
2022	30	111,703	50,035	500	500	0
2023	31	113,937	52,269	523	523	0
2024	32	116,216	54,548	545	545	0
2025	33	118,540	56,872	569	569	0
2026	34	120,911	59,243	592	592	0
2027	35	123,329	61,661	617	617	0
2028	36	125,796	64,128	641	641	0
2029	37	128,312	66,644	666	666	0
2030	38	130,878	69,210	692	692	0
2031	39	133,495	71,827	718	718	0
2032	40	136,165	74,497	745	745	0
2033	41	138,889	77,221	772	772	0
2034	42	141,666	79,998	800	800	0
2035	43	144,500	82,832	828	828	0
2036	44	147,390	85,722	857	857	0
2037	45	150,337	88,670	887	887	0
Totals				17,459	17,459	0

Note: Figures in this Table are presented in Thousands (000s omitted).

Forecast of Tax Increment within the Frozen Base Shared with Taxing Agencies **Table #8**

Fisc. Yr. End	Period	Revenues From Below Base	Yolo County & ACO 28.20%	Winters Schools 28.33%	Community College 3.59%	County Schools 2.82%	Library 2.53%
1994	2	25	7	7	1	1	1
1995	3	38	11	11	1	1	1
1996	4	51	14	14	2	1	1
1997	5	64	18	18	2	2	2
1998	6	78	22	22	3	2	2
1999	7	92	26	26	3	3	2
2000	8	106	30	30	4	3	3
2001	9	120	34	34	4	3	3
2002	10	135	38	38	5	4	3
2003	11	150	42	43	5	4	4
2004	12	165	47	47	6	5	4
2005	13	181	51	51	7	5	5
2006	14	197	56	56	7	6	5
2007	15	213	60	60	8	6	5
2008	16	230	65	65	8	6	6
2009	17	247	70	70	9	7	6
2010	18	264	74	75	9	7	7
2011	19	282	79	80	10	8	7
2012	20	300	85	85	11	8	8
2013	21	318	90	90	11	9	8
2014	22	337	95	95	12	9	9
2015	23	356	100	101	13	10	9
2016	24	375	106	106	13	11	9
2017	25	395	111	112	14	11	10
2018	26	415	117	118	15	12	11
2019	27	436	123	123	16	12	11
2020	28	457	129	129	16	13	12
2021	29	478	135	136	17	13	12
2022	30	500	141	142	18	14	13
2023	31	523	147	148	19	15	13
2024	32	545	154	155	20	15	14
2025	33	569	160	161	20	16	14
2026	34	592	167	168	21	17	15
2027	35	617	174	175	22	17	16
2028	36	641	181	182	23	18	16
2029	37	666	188	189	24	19	17
2030	38	692	195	196	25	20	18
2031	39	718	203	203	26	20	18
2032	40	745	210	211	27	21	19
2033	41	772	218	219	28	22	20
2034	42	800	226	227	29	23	20
2035	43	828	234	235	30	23	21
2036	44	857	242	243	31	24	22
2037	45	887	250	251	32	25	22
Totals		17,459	4,923	4,946	627	492	442

Note: Figures in this Table are presented in Thousands (000s omitted).

Forecast of Tax Increment within the Frozen Base Shared with Taxing Agencies **Table #9**

Fiscal Year End	*Period*	*Revenues From Below Base*	*Cemetary 2.31%*	*Mosquito Abatement 0.78%*	*Flood Control 0.92%*	*City 30.52%*
1994	2	25	1	0	0	8
1995	3	38	1	0	0	12
1996	4	51	1	0	0	16
1997	5	64	1	1	1	20
1998	6	78	2	1	1	24
1999	7	92	2	1	1	28
2000	8	106	2	1	1	32
2001	9	120	3	1	1	37
2002	10	135	3	1	1	41
2003	11	150	3	1	1	46
2004	12	165	4	1	2	50
2005	13	181	4	1	2	55
2006	14	197	5	2	2	60
2007	15	213	5	2	2	65
2008	16	230	5	2	2	70
2009	17	247	6	2	2	75
2010	18	264	6	2	2	81
2011	19	282	7	2	3	86
2012	20	300	7	2	3	91
2013	21	318	7	2	3	97
2014	22	337	8	3	3	103
2015	23	356	8	3	3	109
2016	24	375	9	3	3	115
2017	25	395	9	3	4	121
2018	26	415	10	3	4	127
2019	27	436	10	3	4	133
2020	28	457	11	4	4	139
2021	29	478	11	4	4	146
2022	30	500	12	4	5	153
2023	31	523	12	4	5	160
2024	32	545	13	4	5	166
2025	33	569	13	4	5	174
2026	34	592	14	5	5	181
2027	35	617	14	5	6	188
2028	36	641	15	5	6	196
2029	37	666	15	5	6	203
2030	38	692	16	5	6	211
2031	39	718	17	6	7	219
2032	40	745	17	6	7	227
2033	41	772	18	6	7	236
2034	42	800	18	6	7	244
2035	43	828	19	6	8	253
2036	44	857	20	7	8	262
2037	45	887	20	7	8	271
Totals		17,459	403	136	161	5,328

Note: Figures in this Table are presented in Thousands (000s omitted).

Forecast of Tax Increment Generated by Assessed Value Growth above the Frozen Base **Table #10**

Fiscal Year Ending	Period	Total Project Area Value	Less Frozen Base	Incremental Valuation Growth	Forecast Property Tax Rate	Property Tax Revenues
1993	1	65,368	(62,901)	2,467		N/A
1994	2	69,290	(64,159)	5,131	1.00%	51
1995	3	84,773	(65,443)	19,330	1.00%	193
1996	4	113,431	(66,751)	46,679	1.00%	467
1997	5	141,303	(68,086)	73,216	1.00%	732
1998	6	171,472	(69,448)	102,024	1.00%	1,020
1999	7	181,354	(70,837)	110,517	1.00%	1,105
2000	8	191,800	(72,254)	119,546	1.00%	1,195
2001	9	202,350	(73,699)	128,651	1.00%	1,287
2002	10	213,474	(75,173)	138,301	1.00%	1,383
2003	11	225,202	(76,676)	148,525	1.00%	1,485
2004	12	237,566	(78,210)	159,356	1.00%	1,594
2005	13	249,993	(79,774)	170,219	1.00%	1,702
2006	14	263,063	(81,370)	181,694	1.00%	1,817
2007	15	276,810	(82,997)	193,813	1.00%	1,938
2008	16	291,267	(84,657)	206,610	1.00%	2,066
2009	17	306,472	(86,350)	220,122	1.00%	2,201
2010	18	322,463	(88,077)	234,386	1.00%	2,344
2011	19	339,281	(89,839)	249,442	1.00%	2,494
2012	20	356,966	(91,635)	265,331	1.00%	2,653
2013	21	374,666	(93,468)	281,198	1.00%	2,812
2014	22	393,240	(95,337)	297,903	1.00%	2,979
2015	23	412,732	(97,244)	315,488	1.00%	3,155
2016	24	433,186	(99,189)	333,997	1.00%	3,340
2017	25	454,651	(101,173)	353,478	1.00%	3,535
2018	26	477,176	(103,196)	373,980	1.00%	3,740
2019	27	500,814	(105,260)	395,553	1.00%	3,956
2020	28	525,618	(107,365)	418,253	1.00%	4,183
2021	29	551,647	(109,513)	442,134	1.00%	4,421
2022	30	578,961	(111,703)	467,258	1.00%	4,673
2023	31	607,624	(113,937)	493,687	1.00%	4,937
2024	32	633,388	(116,216)	517,173	1.00%	5,172
2025	33	660,249	(118,540)	541,709	1.00%	5,417
2026	34	688,253	(120,911)	567,343	1.00%	5,673
2027	35	717,449	(123,329)	594,120	1.00%	5,941
2028	36	747,888	(125,796)	622,093	1.00%	6,221
2029	37	779,623	(128,312)	651,311	1.00%	6,513
2030	38	812,709	(130,878)	681,831	1.00%	6,818
2031	39	847,204	(133,495)	713,708	1.00%	7,137
2032	40	883,168	(136,165)	747,002	1.00%	7,470
2033	41	918,494	(138,889)	779,606	1.00%	7,796
2034	42	955,234	(141,666)	813,568	1.00%	8,136
2035	43	993,444	(144,500)	848,944	1.00%	8,489
2036	44	1,033,181	(147,390)	885,792	1.00%	8,858
2037	45	1,074,508	(150,337)	924,171	1.00%	9,242
Totals						168,342

Note: Figures in this Table are presented in Thousands (000s omitted).

Tax Increment Revenues Allocated to Agency for Housing Set Aside Calculation **Table #11**

Fiscal Year Ending	Period	Property Tax Revenues 'Above' the Frozen Base	'Below'	Total Agency Revenues	Housing Set Aside
1993	1				
1994	2	51	0	51	10
1995	3	193	0	193	39
1996	4	467	0	467	93
1997	5	732	0	732	146
1998	6	1,020	0	1,020	204
1999	7	1,105	0	1,105	221
2000	8	1,195	0	1,195	239
2001	9	1,287	0	1,287	257
2002	10	1,383	0	1,383	277
2003	11	1,485	0	1,485	297
2004	12	1,594	0	1,594	319
2005	13	1,702	0	1,702	340
2006	14	1,817	0	1,817	363
2007	15	1,938	0	1,938	388
2008	16	2,066	0	2,066	413
2009	17	2,201	0	2,201	440
2010	18	2,344	0	2,344	469
2011	19	2,494	0	2,494	499
2012	20	2,653	0	2,653	531
2013	21	2,812	0	2,812	562
2014	22	2,979	0	2,979	596
2015	23	3,155	0	3,155	631
2016	24	3,340	0	3,340	668
2017	25	3,535	0	3,535	707
2018	26	3,740	0	3,740	748
2019	27	3,956	0	3,956	791
2020	28	4,183	0	4,183	837
2021	29	4,421	0	4,421	884
2022	30	4,673	0	4,673	935
2023	31	4,937	0	4,937	987
2024	32	5,172	0	5,172	1,034
2025	33	5,417	0	5,417	1,083
2026	34	5,673	0	5,673	1,135
2027	35	5,941	0	5,941	1,188
2028	36	6,221	0	6,221	1,244
2029	37	6,513	0	6,513	1,303
2030	38	6,818	0	6,818	1,364
2031	39	7,137	0	7,137	1,427
2032	40	7,470	0	7,470	1,494
2033	41	7,796	0	7,796	1,559
2034	42	8,136	0	8,136	1,627
2035	43	8,489	0	8,489	1,698
2036	44	8,858	0	8,858	1,772
2037	45	9,242	0	9,242	1,848
Totals		168,342		168,342	33,668

Note: Figures in this Table are presented in Thousands (000s omitted).

Property Tax Revenues Distribution Factors **Table #12**

Percentage Factors - Weighted Average of All Tax Code Areas per Yolo County

Public Agency	Portion of Project Area	Percentage Factor	Type of District	Agencies taking 2.0% Election
County of Yolo	entire	27.09%	General District	27.09%
A.C.O	entire	1.11%	General District	1.11%
Library District	entire	2.53%	General District	2.53%
City of Winters	entire	30.52%	General District	30.52%
Winters Unified Schools	entire	28.33%	Instructional	28.33%
Community College District	entire	3.59%	Instructional	3.59%
County Schools Super.	entire	2.82%	Instructional	2.82%
Cemetary District	entire	2.31%	General District	2.31%
Mosquito Abatement District	entire	0.78%	General District	0.78%
Flood Control District	entire	0.92%	General District	0.92%
Totals		100.00%		100.00%

Initial Years Tax Increment Allocation per Taxing Agency **Table #13**

Public Agency	1993-94	1994-95	1995-96	1996-97
County of Yolo	13,899	52,365	126,454	198,343
A.C.O	570	2,146	5,181	8,127
Library District	1,298	4,890	11,810	18,524
City of Winters	15,659	58,995	142,465	223,456
Winters Unified Schools	14,535	54,762	132,242	207,422
Community College District	1,842	6,939	16,758	26,285
County Schools Super.	1,447	5,451	13,164	20,647
Cemetary District	1,185	4,465	10,783	16,913
Mosquito Abatement District	401	1,509	3,645	5,717
Flood Control District	472	1,778	4,294	6,736
Total	51,308	193,301	466,796	732,169

PART 4. RELOCATION PLAN

INTRODUCTION

A Relocation Plan is required to be adopted as part of the process of establishing a Community Development Project Area, regardless of whether the Community Development Agency ever intends to cause or participate in any relocation. The Relocation Plan sets forth general policies with regard to administering a relocation program and providing services and benefits to displaced families, individuals and businesses. Specific and detailed information regarding displacement, housing needs and budget costs would be prepared by the Agency if and when any decision is made with regard to any relocation. It is emphasized that the Agency has no current intention to relocate any particular households or businesses.

RELOCATION POLICY

The policies and procedures to be followed in carrying out the relocation program are consistent with guidelines developed by the State of California pursuant to Chapter 1307 California Government Code and Sections 37042 and 37109.5, California Health and Safety Code. In general, it is the policy of the City and Agency that:

1. Any displaced family or individual will have the opportunity to live in a sound housing unit, large enough to accommodate family members, at a reasonable cost relative to household income, and free from non-economic constraints on freedom of selection.

2. Any family or individual to be displaced will be offered full opportunity to occupy housing that is reasonably accessible to their places of employment or potential employment, transportation, and other commercial, public and other facilities.

3. Any business concerns or non-profit organizations to be displaced will be provided maximum assistance to aid in their satisfactory re-establishment with a minimum of delay and loss of earnings.

4. Project activities will be carried out in a manner that minimizes hardship.

5. No family or individual will be required to move until suitable housing is available pursuant to California Health and Safety Code 33411.1.

6. Arrangements will be made to provide relocation assistance in accordance with the needs of those to be displaced, including social service counseling, assistance and referrals.

7. Relocation payments will be made promptly to eligible persons, business concerns, and non-profit organizations to the extent to which they are entitled. Without limiting the foregoing, it is the expressed policy of the Agency and City Council that renters are eligible for relocation payments and benefits pursuant to the Agency's adopted relocation guidelines and all other laws and regulations.

8. In the event an owner occupied household is required to move as a result of redevelopment activity which would cause a relocation obligation under the Agency's Relocation Guidelines, that homeowner shall not pay any additional expense for a new comparable unit in a comparable living environment than they received for their old unit. In implementing this policy, the Agency shall apply Section 6102 of the Relocation Guidelines excluding the dollar limitation on the amount of Agency payments to such a household.

Rules and regulations detailing procedures for providing services and making payments will be developed in accordance with the above-mentioned guidelines and be adopted by the Agency prior to the undertaking of any relocation.

RELOCATION STANDARDS

The Agency has adopted Rules and Regulations to implement the Community Development Project. The data shown below is consistent with said rules and regulations.

A. Physical and Occupancy Standards

1. Physical Standards: A decent, safe and sanitary dwelling is one which meets the following minimum requirements:

   a. Conforms with all applicable provisions for existing structures that have been established under State or local building, plumbing, electrical, housing and occupancy codes and similar ordinances or regulations.

   b. Has a continuing and adequate supply of potable safe water.

   c. Is structurally sound, weathertight, in good repair, and adequately maintained.

2. Occupancy Standards: The following standards will be used as a guide in determining the number of bedrooms required; special needs of a family to be relocated will be considered for purposes of locating a unit of proper size:

Number of Bedrooms*	Minimum Number Of Occupants	Maximum Number Of Occupants
0	1	2
1**	1	3***
2	2	4
3	4	6
4	6	8
5	8	10

* Living rooms should not be considered for sleeping purposes except in efficiency or studio apartments.

** Six years shall be the definable age limit governing eligibility for additional space where opposite sex is a factor in adequate sleeping space. Eighteen years shall be the definable age limit governing eligibility for additional space where the same set is a factor in determining adequate sleeping space.

*** If the third occupant is under three years of age.

B. Ability to Pay Standards

Displacees' ability to pay will be based primarily on income except in cases where there is a fixed housing allowance because the household is on public assistance. Gross rent (contract rent and utilities) which displacees can afford to pay will be determined on the basis of effective income, and after consideration of other necessary expenditures, and obligations. The amount which is being paid for housing at the time of displacement will be a factor in determining ability to pay. If there are household needs which are not being adequately met, these needs will be taken into account in order to insure that no undue hardship is caused. For those who plan to purchase, the same general procedures will be followed to determine effective income and the reasonable percentage which can be allotted to housing costs. Percentage of income which can be afforded for housing will vary with individual displacees.

C. Environmental Standards

Persons to be displaced will be referred to dwelling units in locations not subjected to adverse environmental conditions, natural or man-made, not generally less desirable than those acquired with respect to accessibility of public utilities and services, schools, churches, recreation, transportation, and other public and commercial facilities; and accessible to the displaced person's present or potential place of employment.

D. Equal Opportunity Standards

All replacement housing listed and offered for referral will be open to all regardless of race, color, sex, religion, marital status, or national origin in a manner consistent with Title 8 of the Civil Rights Act of 1968, applicable codes of the State of California, and available without discrimination based on source of income (e.g., public assistance).

COORDINATION AMONG AGENCIES AND DEPARTMENTS

The Agency will employ methods to coordinate its relocation assistance program with other programs necessitating displacement in the community or nearby areas in order to determine whether these programs will affect its implementation.

METHODS FOR ASSURING AVAILABILITY OF RELOCATION HOUSING AND OTHER REQUIRED SERVICES

Should it be found that relocation activities are necessary, procedures will be established and contacts maintained with the Housing Authority, so that those persons who may be eligible and wish to apply for publicly-assisted low-rent housing can be aided in obtaining priority for placement in those units. The Agency will periodically obtain current data from any designated local Housing Authority with regard to units under management, turnover rate, income limits and rental rates. However, since very minimal relocation is anticipated and new dwelling units will be constructed in existing residential neighborhoods, it is expected that the project will provide sufficient housing units within the City itself.

Additionally, information will be compiled and updated on the private housing market in the community in order to assure availability of necessary units. If, during the course of program implementation, it is determined that adequate replacement housing is not available and cannot otherwise be made available, the City and/or the Agency may take action to develop such housing, in accordance with State guidelines and the authorization to provide such housing as set forth in the Community Redevelopment Law.

RELOCATION SERVICES

A. Surveys to Determine Needs

A survey will be conducted in all areas to be affected in order to determine housing and other requirements. Attempts will be made to interview all property owners, residential tenants,

and operators of commercial establishments so that services can be designed to fit the requirements of those expected to be displaced.

B. Information Program

Should it be determined that relocation activities are required, information materials will be prepared and distributed to all families, individuals, business concerns and non-profit organizations to be displaced or otherwise affected by the project and public meetings will be held to discuss the Agency's relocation activities.

Informational materials to be distributed by the Agency will include:

1. A description of relocation services available;

2. Information on relocation payments, including the types of payments, general eligibility criteria and caution against early moves which may cause ineligibility for benefits;

3. Information on the project causing displacements;

4. Assurance that families and individuals will not be required to move before they have an opportunity to obtain decent, safe and sanitary housing within their financial means;

5. A brief description of standards for relocation housing;

6. The address, telephone number, and business hours of the relocation office;

7. A description of the procedure for airing grievances.

C. Assistance in Obtaining Housing

Displacees will be provided full access to relocation resources and assistance will be provided in obtaining suitable locations:

1. Public Housing: Families and individuals who may be eligible for public housing will be referred to the Housing Authority where assistance in the filing of applications will be provided if necessary.

2. Private Housing: Vacancy listings, consisting only of those vacancies which comply with established standards will be provided to those families and individuals who expect to

relocate in private housing. Displacees will be assisted in making arrangements to see available units, and if necessary, transportation will be provided for the elderly or disabled.

Contacts will be maintained with real estate agencies, brokers, landlords and others for the purpose of obtaining listings of standard relocation housing. Units will be inspected prior to referral to determine whether they are decent, safe and sanitary. Prospective purchasers will be offered assistance in obtaining mortgage financing, and for this purpose contacts will be maintained with lending institutions.

Displacees will also be advised of FHA and VA acquired properties which they may purchase.

Information on sizes, rental and sales prices of units will be recorded and made available to those seeking housing referrals.

3. Priority in HUD-Insured Housing: Contacts will be maintained between developers and sponsors of rental and sales housing developed under sections of Federal or State Law to assure that families and individuals are offered priority in obtaining such housing. Efforts will be made to set up a procedure for relaying information on vacancies which occur in such developments and which may be utilized by displacees.

4. Self-Relocation and Inspections: All dwellings of families and individuals who relocate themselves will be inspected as soon as possible after relocation staff is aware of plans to move. Every effort will be made to obtain permission to inspect the dwelling before the move takes place. If the dwelling under consideration is substandard, the family or individual will be so advised and assistance will be offered in finding standard housing. If, however, a family or individual does relocate into structurally substandard housing and declines a reasonable number of referrals to standard housing, the matter will be referred to the appropriate City department with the objective of bringing the unit into conformity with local codes, with the request that relocation staff be notified when deficiencies have been corrected.

   If a family or individual relocates to a substandard unit they will not qualify for relocation payments until said unit is brought up to standard or they move to another unit that is standard.

D. Social Services

Families and individuals who need or desire assistance with special problems will be provided with access to social services, referrals to appropriate public and private resources, and counseling prior to, during, and subsequent to relocation. Necessary advisory services will also be available to those who are not required to move from the project area, or who are in adjacent areas, whenever the need exists.

All necessary employment, financial, educational, health and other services and counseling will be offered and relocation staff will follow up to determine whether services have been provided and adequately utilized.

E. Assistance to Business Concerns and Non-Profit Organizations

Should it be found that relocation activities are required, information will be maintained on the availability, costs, and square footage of commercial and industrial locations, and listings will be requested from real estate brokers who may be able to assist in obtaining suitable accommodations for businesses. Every effort will be made to keep displaced businesses in the area.

When appropriate, business concerns will be referred to the Small Business Administration and other sources of managerial, technical and/or financial assistance.

F. Temporary Relocation

The use of temporary resources is not expected to be necessary. If, however, emergency situations arise, or adequate permanent resources are not available at the time of displacement, temporary relocation may be required. Such moves will be kept to an absolute minimum.

Temporary relocation will not diminish the responsibility for offering services designed to achieve permanent relocation into adequate facilities.

Costs of both the required temporary move and the permanent move will be part of the cost of the project.

G. Eviction Policy

If properties are acquired by the Agency as part of the project, every effort will be made to keep evictions at a minimum. In any event, eviction will not prevent a displacee from receiving relocation payments for which he/she is eligible.

As a general policy, eviction shall be undertaken only for one or more of the following reasons:

1. Failure to pay rent.

2. Maintenance of a nuisance or use of the premises for illegal purposes.

3. A material breach of the rental agreement.

4. Refusal to accept one of a reasonable number of offers of units meeting approved relocation standards.

5. The eviction is required by State or local law and cannot be prevented by the Agency.

H. Relocation Payments

Relocation payments authorized by State Law and any other applicable legislation will be made to all eligible families, individuals, business concerns and non-profit organizations.

I. Grievance Procedure

Any person who disagrees with a determination regarding eligibility for, or amount of, a relocation payment, may have his/her claim reviewed and reconsidered. The first step in presenting relocation appeals will be administrative - to the Executive Director of the Agency. For consideration of complaints which displaced persons feel have not been satisfied through administrative procedures, the appeal may be carried to the Relocation Appeals Board. For purposes of such review and reconsideration, the Mayor shall nominate and the City Council shall appoint, pursuant to Health and Safety Code Section 33417.5, a Relocation Appeals Board, consisting of the members of the Planning Commission.

The Relocation Appeals Board will make advisory recommendations to the Agency and the City based on its review of grievances. After consideration of all available information, the final decision will be rendered by the Agency.

PART 5. ANALYSIS OF THE PRELIMINARY PLAN

The City of Winters began working on the establishment of the Community Development Plan in July, 1990, following discussions with the City Council, Staff and other City officials and community leaders on the need, eligibility and feasibility of such a program. A Project Area was subsequently selected and a Preliminary Plan for the Community Development Project Area was prepared, which Preliminary Plan was adopted by the Planning Commission in September, 1990.

The Preliminary Plan described the boundaries of the Project Area and contained a general statement of the land uses, layout of principal streets, population densities and building intensities and standards proposed as the basis for the redevelopment of the Project Area. It also showed how the purposes of the Community Redevelopment Law would be attained by such redevelopment and that the proposed redevelopment conforms to the City General Plan. The Preliminary Plan also described, generally, the impact of the project upon the residents of the Project Area and upon the surrounding neighborhoods.

The purpose of the Community Development Project, as set forth in the Preliminary Plan, is to eradicate the blighting influences impacting the Project Area and to improve and revitalize the area in a manner that will benefit the entire community. In addition, a key purpose of the project is to expand and strengthen the community's economic base. The Community Development Plan is essentially an implementation vehicle which will enable the Agency, in conjunction with the City, to assist in the comprehensive improvement of the Project Area. The City of Winters does not, in and of itself, possess the financial resources needed to comprehensively revitalize the Project Area. The adoption of the Community Development Plan would provide to the Community Development Agency the financial resources and administrative authorities it needs to help overcome the blighting conditions found within the Project Area.

The proposed final Community Development Plan prepared by the Agency conforms to the boundaries approved by the Planning Commission and adopts the same standards, uses and general programs set forth in the Preliminary Plan. As there are no substantive changes in policy from the Preliminary Plan, the analysis of the Preliminary Plan is in fact an analysis of the final Plan which is addressed in the body of this Report.

The final Plan reaffirms provisions in the Preliminary Plan which established standards for development, ensured enforceability of Plan objectives, and required that development activities conform to the General Plan. Such additions as have been made in the final Plan have been designed to clarify and provide requisite detail as contemplated by the Community Redevelopment Law. Such additions are fully consistent with the adopted goals and objectives of the Preliminary Plan.

PART 6. REPORT AND RECOMMENDATION OF THE PLANNING COMMISSION AND REPORT REQUIRED BY SECTION 65402 OF THE GOVERNMENT CODE.

The Community Redevelopment Law requires that the proposed Community Development Plan be submitted to the Planning Commission for its review and recommendation prior to adoption by the City Council. The Commission is specifically required to determine the conformity of the Community Development Plan with the City's General Plan.

The Community Development Plan authorizes the acquisition and disposition of property by the Agency for public and private purposes and also authorizes the construction, modernization and/or replacement of public building and facilities by the Agency. Section 65402 of the Government Code provides that the Community Development Agency shall not acquire or dispose of any public property or construct any public building or facility until the matter has been considered by the local Planning Commission as to its conformity to the City's General Plan.

The Planning Commission is scheduled to consider the proposed Community Development Plan at its meeting of June 23, 1992. The report and recommendation of the Planning Commission to the City Council concerning the adoption of the Community Development Plan will be included herein when available.

PART 7. SUMMARY OF CONSULTATIONS WITH PROJECT AREA RESIDENTS, OWNERS AND COMMUNITY ORGANIZATIONS.

The Community Redevelopment Law requires the Agency to form a Project Area Committee (PAC) if the project will displace a substantial number of low and moderate income persons or families. As no such displacement is proposed no PAC was formed. However, the Agency has attempted to provide opportunities for Project Area owners, residents, community organizations and all other interested persons, agencies and organizations to learn about the project and present their views on it.

Agency staff and consultants have made presentations to and discussed the proposed Community Development Project with numerous public agencies, civic organizations, non-profit organizations, business groups and individuals.

All property owners within the Project Area were mailed a booklet explaining the Community Development Project and its potential effect on the Project Area and community. Agency Staff and consultants have spoken to various civic groups and interested organizations about the project and have met on an individual basis with interested groups and individuals active within the Project Area. A community "Town Hall" meeting on all aspects of the proposed Community Development Project was held in March, 1991, and another community-wide meeting on the Project is scheduled for June 29, 1992. All Project Area property owners have been specifically notified of these meetings, and additional notices of the meetings have been placed in the newspaper, posted in public places and made available for distribution to interested persons and organizations.

PART 8. REPORT REQUIRED PURSUANT TO PUBLIC RESOURCES CODE SECTION 21151 (ENVIRONMENTAL IMPACT REPORT)

The Final Environmental Impact Report on the Community Development Project will be prepared as a separate document and will be transmitted separately to the City Council prior to the Public Hearing on the Community Development Project. It is included herein by reference.

PART 9. REPORT OF COUNTY FISCAL OFFICER

The County Fiscal Officer's Report was originally prepared and submitted to the Agency in March, 1990, for the initially anticipated Base Year of 1990-91. The proposed Base Year for the Project is now anticipated to be 1991-92. The County Fiscal Officer's updated report, dated February 6, 1992, has been submitted to the Agency and is included herein. An analysis of the County Fiscal Officer's Report is included in Part 12 of this Report.

County of Yolo

OFFICE OF THE AUDITOR-CONTROLLER P.O. BOX 1268 WOODLAND, CALIFORNIA 95695-1268 (916) 666-8190

February 6, 1992

Community Development Agency
of the City of Winters
Attn: P. E. Beck, Executive Dir.
318 First St
Winters, CA 95694

Enclosed is the information as required ty Health and Safety Code Section 33328 for the Winters Community Development Project.

If you have any questions, please contact me at 666-8190.

DOLORES MOE
COUNTY AUDITOR-CONTROLLER

Deanna Hines

BY: Deanna Hines, Deputy

DM/dh

Enclosures

cc: Donna Landeros, County Aministrator
Alan Flory, Assessor

WINTERS COMMUNITY DEVELOPMENT PROJECT

Base Year Tax Revenue for taxing agencies from (c) within the project aea, (d) the entire area of the district, and (e) estimated first year taxes available to the Redevelopment Agency by taxing agency.

FUND	AGENCY	PROJECT AREA		ENTIRE DISTRICT	REDEV. AGENCY ESTIMATED 92/93
110	GENERAL	168,327	27.09	5,149,991	8,416
120	A.C.O.	6,901	1.11	707,301	345
140	LIBRARY	15,730	2.53	693,895	787
151	ROAD DISTRICT #2	124	0.02	315,122	6
212 76-0020	CITY OF WINTERS	188,716	30.37	446,411	9,436
306	WINTERS CEMETERY	14,401	2.32	66,619	720
325	WINTERS FIRE DISTRICT	709	0.11	105,730	35
371	SACTO-YOLO MOSQUITO DIST	4,879	0.79	514,687	244
444	YOLO CO RESOURCE CONSERV	6	0.00	6,286	0
462	YOLO CO FLOOD CONTROL	5,751	0.93	432,272	288
500 76-0413	SOLANO COMM COLLEGE	22,331	3.59	102,423	1,117
500 76-0430	COUNTY SCHOOL SERVICES	17,527	2.82	1,874,210	876
500 76-5150	WINTERS JT UNIF SCHOOL	175,966	28.32	807,099	8,798
	TOTAL LOCAL AGENCIES	621,367			31,068
212 76-0021	CITY OF WINTERS BONDS	2,875		7,616	144
296 76-0005	YOLO FLOOD CONTROL BOND	20,505		961,804	1,025
600 76-5100	WINTERS JT UNIF BONDS	4,792		27,320	240
500 76-5181	WINTERS JT UNIF SSBF	7,662		40,497	383
	TOTAL DEBT SERVICE	35,835			1,792
TOTAL LOCAL AGENCIES & DEBT SERVICE		657,202 *			32,860

*Agrees to prior schedule copied [illegible]
5/11/[illegible]

WINTERS COMMUNITY DEVELOPMENT PROJECT

A) TOTAL ASSESSED VALUATION FOR 1991-92 BASE YEAR WITHIN PROJECT AREA

TAX RATE AREA	SECURED	UTILITY	UNSECURED	HOMEOWNERS	TOTAL VALUE	TAX AMOUNT
002-000	51,885,585	32,830	4,879,136	2,773,082	59,570,633	595,706.33
002-003	670,398	16,340	229,420		916,158	9,161.58
002-004	757,145			7,000	764,145	7,641.45
002-005	156,626		38,016		194,642	1,946.42
002-007	122,817	60			122,877	1,228.77
002-011	50,269				50,269	502.69
086-005	510,966			7,000	517,966	5,179.66
TOTAL	54,153,806	49,230	5,146,572	2,787,082	62,136,690	
TAX AMOUNT	541,538	492	51,466	27,871		621,366.90

PART 10. REPORT OF THE FISCAL REVIEW COMMITTEE

The Community Redevelopment Law provides that any of the public agencies that receive a portion of the property taxes collected from the properties located within the proposed Project Area may call for the formation of a Fiscal Review Committee (FRC) when a Redevelopment Project is proposed. The purpose of the Fiscal Review Committee is to determine whether the proposed Project would have a fiscal detriment on any agency and, if so, to recommend to the Agency ways to mitigate or avoid that impact.

The City of Winters called for a Fiscal Review Committee in regard to the proposed Community Development Plan, and the Fiscal Review Committee, under the chairmanship of the County, has met over the last year to analyze the proposed Community Development Project. The report of the FRC will be included herein when available, and the Agency's analysis of and response to the FRC Report will be included in Part 12 of this Report.

PART 11. NEIGHBORHOOD IMPACT REPORT

The Community Redevelopment Law requires a Neighborhood Impact Report to be prepared if a proposed Community Development Project contains low or moderate income housing. The report is to describe in detail the impact of the project upon the residents of the Project Area and the surrounding areas, in terms of relocation, traffic circulation, environmental quality, availability of community facilities and services, effect on school population and quality of education, property assessments and taxes, and other matters affecting the physical and social quality of the neighborhood.

The Neighborhood Impact Report must also include: the number of dwelling units housing persons and families of low or moderate income expected to be destroyed or removed from the low and moderate income housing market as part of a redevelopment project; the number of persons and families of low or moderate income expected to be displaced by the project; the general location of housing to be rehabilitated, developed, or constructed pursuant to Section 33413 of the Redevelopment Law; the number of dwelling units housing persons and families of low and moderate income planned for construction or rehabilitation, other than replacement housing; the projected means of financing the proposed dwelling units for housing persons and families of low and moderate income planned for construction or rehabilitation; and a timetable for meeting the plan's relocation, rehabilitation and replacement housing objectives.

This Neighborhood Impact Report has been prepared because the proposed Project Area contains dwelling units housing persons and families that may be of low or moderate income. Much of the information required under this Part is contained in the City's General Plan and Environmental Impact Report on the General Plan, the Environmental Impact Report on the Community Development Project Area Plan, incorporated into this document by reference in Part 8, and in other sections of this document. Reference is made below where appropriate to such information contained in other sections of this document.

PROJECT IMPACTS ON PROJECT AREA RESIDENTS AND SURROUNDING AREAS

Relocation, Traffic Circulation, Environmental Quality and Community Facilities and Services

Implementation of the Community Development Plan over the course of several decades may involve the relocation of a small number of residences or businesses. Any relocation is not expected to have a significant effect on the Project Area or surrounding areas, as to substantially changing the present character of the neighborhoods or areas involved, because any such activities would be limited in scope, location and time.

More specifically, the projects proposed to be implemented by the Agency are predominately public infrastructure improvements and facilities, with very limited involvement of private property. Any Agency projects requiring private property acquisition or occupant relocation would be individual projects involving at most only several properties; the Agency has no plans to undertake any large scale acquisition/relocation that would alter the basic character of any portion of the Project Area.

Conversely, implementation of redevelopment is expected to result in the improvement of land use patterns, the physical condition of property, circulation within and through the Project Area, affordable housing and employment opportunities, and general economic conditions.

The various public improvement projects anticipated to be undertaken by the Agency are set forth in Part 1 of this Report. Traffic circulation improvements are a major focus of this list, due to the fact that such improvements are among those most needed in the Project Area which neither the public sector nor the private sector can alone afford to finance at this time. The value of these various circulation improvements is self evident; they will benefit Project Area residents as well as other Project Area property owners and the entire community in terms of improved circulation and increased safety, thereby resulting in cost savings for both the citizenry and the government. They will also help to accommodate and make possible development and redevelopment of certain parcels in the Project Area consistent with the Community Development Plan and General Plan, thus alleviating blighting conditions affecting such areas.

The Environmental Impact Report on the Plan outlines the impacts of the Community Development Project on the environmental quality of the areas involved. The obvious intent of the Agency is to seek to improve the overall quality of the environment through its activities and those of the private sector.

The non-circulation related public facilities to be undertaken by the Agency, listed in Part 1 of this Report, will have indirect benefits for Project Area residents, in that they will enhance and improve the overall Project Area.

The most important long range benefit of the implementation of the Redevelopment Project is expected to be the improvement of the economic circumstances of the Project Area and community through the increased employment and added public revenues stemming from overall development and redevelopment of the Project Area.

School Population and Quality of Education

Private housing development within the Project Area is expected to generate a modest increase in the student population. The County Superintendent of Schools, the Winters Joint Unified School District, and the Solono County Community College District are responsible for providing educational facilities and services to these students. No direct reduction in the quality

of educational services provided to current residents of the Project Area is expected as a result of implementation of the Community Development Project, due to several factors. The Community Development Project will not introduce any additional students into the school systems than already anticipated through development under the City's General Plan. Moreover, the School Districts are not impacted by the Agency's tax increment financing system; the Districts have the authority to collect funds from new development in order to provide additional schools; and they have the authority to seek additional funding from the electorate for both facilities and operations.

Property Assessments and Taxes

In general, existing residents of the Project Area should not be affected by implementation of the Project in terms of increased property assessments or taxes, given the freezing of property values at 1975-76 levels by Proposition 13. However, should any existing affordable rental housing units be sold at some point in the future the increase in value will be reflected by the Assessor and result in an increase in taxes to the buyer, which would be expected to be passed along, in part, to the renters.

New residents moving into the Project Area may be responsible for increased assessments associated with a Special Assessment District, should one or more be formed to help pay for needed public improvements in the Project Area. Special Assessment Districts may be formed only by the City, not by the Agency, and only with majority approval of benefitting property owners.

SPECIFIC IMPACTS

Housing Units to be Destroyed or Removed; Persons To Be Displaced

Given the general nature of the Project Area and the scope of the various projects the Agency expects to undertake, some dwelling units housing persons and families of low or moderate income may be sold to the Agency and removed or destroyed due to redevelopment, resulting in the displacement of the inhabitants. An examination of the Project Area indicates that some housing units are located in areas zoned for commercial or industrial development. While theoretically the Agency could cause the redevelopment of all such properties and the removal of all occupants thereof, it is explicitly not the intention of the Agency to engage in substantial acquisition of residential units and to thus cause relocation of occupants.

Location of Required Affordable Housing and Location and Number of Replacement Housing

Section 33413 of the Community Redevelopment Law requires that fifteen percent of all housing constructed in the Project Area be affordable to persons and families of low or moderate income. The Agency has not yet formulated specific policies to implement this requirement. Following adoption of the Community Development Plan the Agency expects to develop a complete program for expenditure of the minimum twenty percent of tax increment income required to be applied toward projects of benefit to low and moderate income persons and families, and that these monies may be applied toward the fifteen percent affordable housing units requirement.

Housing Requirements Financing

Part 3 of this Report outlines the methods of financing all elements of the Plan. As noted above, the Agency will spend not less than 20 percent of all taxes which may be allocated to the Agency pursuant to Section 33670 of Article 4 of the Community Redevelopment Law for purposes of increasing and improving the supply of low- and moderate- income housing available at affordable housing cost to persons and families of very low, low or moderate income.

Timetable for Provision of Housing

The affordable housing program to be developed by the Agency referenced in paragraph 2 above will contain a timetable for all housing programs, which will be undertaken as soon as financially feasible and as required by law.

PART 12. ANALYSIS OF REPORT OF COUNTY FISCAL OFFICER; SUMMARY OF CONSULTATIONS WITH AFFECTED TAXING AGENCIES; AND ANALYSIS OF AND RESPONSE TO REPORT OF THE FISCAL REVIEW COMMITTEE.

A. ANALYSIS OF REPORT OF COUNTY FISCAL OFFICER

The County Fiscal Officer's Report is contained in Part 9 of this Report. The Community Redevelopment Law requires the County Fiscal Officer (in this case the Auditor-Controller) to submit to the Agency, and to every other taxing agency, a report of the following:

1. The total assessed valuation of all taxable property within the Project Area as shown on the base year assessment roll.

2. The identification of each taxing agency levying taxes in the Project Area.

3. The amount of tax revenue to be derived by each taxing agency from the base year assessment roll from the Project Area, including state subventions for homeowners, business inventory, and similar subventions.

4. For each taxing agency, its total ad valorem tax revenues from all property within its boundaries, whether inside or outside the Project Area.

5. The estimated first year taxes available to the Redevelopment Agency, if any, based upon information submitted by the Redevelopment Agency, broken down by taxing agencies.

6. The assessed valuation of the Project Area for the preceding year, or, if requested by the Redevelopment Agency, for the preceding five years, except for state assessed property on the board roll.

The County Fiscal Officer's Report was submitted to the Community Development Agency by the County Auditor-Controller, on February 6, 1992. The report contains all the information required by the CRL.

B. CONSULTATIONS WITH AFFECTED TAXING AGENCIES

The Community Development Agency has held extensive discussions about the proposed Project with the other taxing agencies prior to the specified deadline for the Agency to invite all the other agencies to meet to discuss the proposed Plan and prior to the deadline for any other agency to call for the creation of a Fiscal Review Committee.

During the course of the Agency's work in preparing the Community Development Plan the other taxing agencies have been notified in accordance with the Community Redevelopment Law of the Agency's intent to prepare a Plan, the completion of the Preliminary Report on the Plan, the Notice of Preparation of a Draft EIR on the Plan, the Notice of Public Hearing on the Draft EIR, and the Notice of Public Hearing on the Plan.

Based specifically on the Agency's Notice of Intent to Prepare a Plan utilizing Tax Increment Financing, the other taxing agencies may, and by law all school districts and community college districts shall, in lieu of any other agreement, adopt a resolution to annually collect that portion of property tax growth in the Project Area resulting from the maximum 2% increase in values allowed by Proposition 13 for inflation, and for any increases required in the rate of taxes needed to pay for any additional taxes levied for the benefit of the particular agency. The Community Development Agency, except to the extent that it enters into any agreement waiving its right to collect a portion of the tax increment due it, by law receives the portion of tax increment resulting from increased taxes caused by property development or transfer of ownership.

Copies of the resolutions from those other taxing agencies which have passed the resolutions noted above will be included herein.

C. FISCAL REVIEW COMMITTEE REPORT

The Report and Recommendation of the Fiscal Review Committee (the "FRC") will be included in Part 10 of this Report when received, and an analysis of and response to the FRC Report will be included herein when prepared.